

TOWN PLANNING BOARD

TPB Paper No. 10927

**For Consideration by
the Town Planning Board on 15.9.2023**

**REVIEW OF APPLICATION NO. A/SK-CWBN/71
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE**

**Proposed Temporary Organic Farmland cum Education Centre
for a Period of 3 Years
in “Conservation Area” Zone**

**Various Lots in D.D. 227 and Adjoining Government Land, Pak Shui Wun,
Sai Kung, New Territories**

REVIEW OF APPLICATION NO. A/SK-CWBN/71
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE

(for 1st Deferment)

<u>Applicant</u>	: Seeds of Joy Community Limited represented by Lanbase Surveyors Limited
<u>Site</u>	: Various Lots ¹ in D.D. 227 and Adjoining Government Land (GL), Pak Shui Wun, Sai Kung, New Territories
<u>Site Area</u>	: About 10,987.75m ² (including about 132.75m ² of GL (about 1%))
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Approved Clear Water Bay Peninsula North Outline Zoning Plan No. S/SK-CWBN/6
<u>Zoning</u>	: “Conservation Area”
<u>Application</u>	: Proposed Temporary Organic Farmland cum Education Centre for a Period of 3 Years
<u>RNTPC’s Decision</u>	: Rejected on 19.5.2023
<u>Subject of Review</u>	: To review the Rural and New Town Planning Committee (the Committee)’s decision to reject the application

1. Background

- 1.1 On 11.1.2023, the applicant sought planning permission for proposed temporary organic farmland cum education centre for a period of three years at the application site under section 16 of the Town Planning Ordinance (the Ordinance) (**Plan R-1**). On 19.5.2023, the Committee of the Town Planning Board (the Board) decided to reject the application.
- 1.2 On 29.6.2023, the applicant applied, under Section 17(1) of the Ordinance, for a review on the Committee’s decision to reject the application.

¹ Including Lots 130, 131 S.A, 131 RP, 132, 133, 134 S.A, 134 RP, 135, 136 S.A, 136 S.B, 136 RP, 137 S.A, 137 RP, 138, 139 S.A, 139 RP, 140, 141, 142, 143, 144, 145, 146, 147 (Part), 148, 149, 151, 152, 158, 159, 160 and 161.

2. Request for Deferment

On 30.8.2023, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months in order to allow time for preparation of further information (FI) about justifications in support of the review application (**Annex A**).

3. Planning Department's Views

3.1 The Planning Department has no objection to the request for the first deferment as the justification for deferment meets the criteria for deferment as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Comments, Further Representations and Applications made under the Town Planning Ordinance (TPG PG-No. 33A) in that the deferment would allow the applicant to prepare FI to support the review application.

3.2 Should the Board agree to defer making a decision on the application, the application will be submitted to the Board for consideration within three months upon receipt of FI from the applicant. If the FI submitted by the applicant is not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Board's consideration. The applicant should be advised that the Board has allowed a total of two months for preparation of the submission of FI, and no further deferment would be granted unless under very special circumstances.

4. Decision Sought

The Board is invited to consider whether or not to accede to the applicant's request for deferment. If the request is not acceded to, the application will be submitted for the Board's consideration at the next meeting.

5. Attachments

Annex A
Plan R-1

Letter dated 30.8.2023 from the applicant's representative
Location Plan

PLANNING DEPARTMENT
SEPTEMBER 2023