

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-PK/139

(for 2nd Deferment)

<u>Applicants</u>	Messrs. Pang Chun Sing George, Pang Mei Chai, Pang Kang Ching, Pang Che Five and Pang Wang Kin represented by Chuo Wang Development Consultant Limited
<u>Site</u>	Lot 2366 RP (Part) in D.D. 91, Ping Kong, Sheung Shui, New Territories
<u>Site Area</u>	About 2,160 m ²
<u>Lease</u>	Block Government Lease (demised for agricultural use)
<u>Plan</u>	Approved Ping Kong Outline Zoning Plan (OZP) No. S/NE-PK/11
<u>Zoning</u>	“Village Type Development” (“V”)
<u>Application</u>	Temporary Private Car Park (Private Car and Light Goods Vehicle) for a Period of 3 Years

1. Background

- 1.1 On 28.5.2020, the applicants seek planning permission for a temporary private car park (private car and light goods vehicle) for a period of three years at the application site (the Site) (**Plan A-1**).
- 1.2 On 1.9.2020, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer a decision on the application for two months, as requested by the applicants’ representative, to allow time for the applicants to prepare further information (FI) to address departmental comments.

2. Request for Deferment

On 2.11.2020, the applicants’ representative wrote to the Secretary of the Board and requested the Board to defer the consideration of the application for another two months in order to allow time to engage a consultant for preparation of the traffic review as FI to address the comments from the Transport Department (**Appendix I**).

3. Planning Department's Views

- 3.1 The application has been deferred once for two months at the request of the applicants to allow more time to address departmental comments. Since the first deferment on 1.9.2020, the applicants' representative has liaised with TD on detailed requirements of the traffic review to address its concern. According to the applicants' representative, more time is needed for the applicants to engage a consultant to carry out the said traffic review.
- 3.2 The Planning Department has no objection to the request for 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 (TPB PG-No. 33) in that the applicants need more time to address the public and departmental comments, the deferment period is not indefinite, and the deferment would not affect the interests of other relevant parties.
- 3.3 Should the Committee agree to defer making a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of FI from the applicants. If the FI submitted by the applicants is not substantial and can be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The applicants should be advised that the Committee has allowed further two months for preparation of submission of FI. Since it is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of four months for preparation of FI submission, and no further deferment would be granted unless under very special circumstances.

4. Decision Sought

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

5. Attachments

Appendix I	Letter dated 2.11.2020 from the applicants' representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
NOVEMBER 2020**