

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-KLH/585
(for 3rd Deferment)

<u>Applicant</u>	Man Tsz Ting Tso (Managers are Messrs. MAN Wai Lok Joe, MAN Kin Hung and MAN Ka Cheong Eddy) represented by Mr. HUI Kwan Yee
<u>Site</u>	Lot 477 RP in D.D. 9, Nam Wa Po, Tai Po, N.T.
<u>Site Area</u>	About 214.91m ²
<u>Land Status</u>	Block Government Lease (demised for agricultural use)
<u>Plan</u>	Approved Kau Lung Hang Outline Zoning Plan (OZP) No. S/NE-KLH/11
<u>Zoning</u>	“Green Belt” (“GB”)
<u>Application</u>	Temporary Activity Centre for a Period of Three Years

1. Background

- 1.1 On 27.4.2020, the applicant submitted a planning application for a proposed temporary activity centre for a period of three years at the application site (the Site) (**Plan A-1**).
- 1.2 On 26.6.2020 and 23.10.2020, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months each time, as requested by the applicant, to allow time to prepare further information (FI) to address departmental comments. Upon receipt of the applicant’s FI on 16.12.2020, the application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 1.2.2021, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for a further two months in order to allow time to prepare FI in support of the application (**Appendix I**).

3. Planning Department's Views

- 3.1 The application has been deferred twice for a total of four months at the request of the applicant to allow more time to address the departmental comments. Since the last deferment on 23.10.2020, the applicant, on 16.12.2020, has provided responses to address departmental comments. Nevertheless, the applicant needs more time to prepare FI in support of the application.
- 3.2 The Planning Department has no objection to the request for deferment as the justifications for deferment meet 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 applicant needs more time to address the 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 a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of further submission from the applicant. If the FI submitted by the applicant 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. Since it is the third deferment of the application, the applicant should be advised that the Committee has allowed a total of six 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 applicant's request for deferment. If the request is not acceded to, the application will be submitted for the Committee's consideration at the next meeting.

5. Attachments

Appendix I	Letter dated 1.2.2021 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
FEBRUARY 2021**