

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/NE-KLH/585**  
*(for 2<sup>nd</sup> Deferment)*

<b><u>Applicant</u></b>	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
<b><u>Site</u></b>	Lot 477 RP in D.D. 9, Nam Wa Po, Tai Po, N.T.
<b><u>Site Area</u></b>	About 214.91m <sup>2</sup>
<b><u>Land Status</u></b>	Block Government Lease (demised for agricultural use)
<b><u>Plan</u></b>	Approved Kau Lung Hang Outline Zoning Plan (OZP) No. S/NE-KLH/11
<b><u>Zoning</u></b>	“Green Belt” (“GB”)
<b><u>Application</u></b>	Temporary Activity Centre for a Period of Three Years

**1. Background**

- 1.1 On 27.4.2020, the applicant sought planning permission to use the application site (the Site) for temporary activity centre for a period of three years (**Plan A-1**).
- 1.2 On 26.6.2020, 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, as requested by the applicant, to allow time for preparing further information (FI) to address the departmental comments. On 26.8.2020, the applicant submitted FI providing responses to departmental comments and clarification on the background and the operation details of the temporary activity centre. The application is scheduled for consideration by the Committee on 23.10.2020.

**2. Request for Deferment**

On 25.9.2020, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for another two months in order to allow time to prepare FI to address the departmental comments, especially the comments from the Water Supplies Department (WSD) (**Appendix I**).

### 3. Planning Department's Views

- 3.1 The application has been deferred once for two months at the request of the applicant to allow time to address the departmental comments. Since the first deferment on 26.6.2020, the applicant has submitted FI to provide responses to departmental comments and to clarify the background and operation details of the applied use. In view of the need to provide more information to address the comments of WSD, the applicant needs more time to prepare FI to support the application.
- 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 applicant needs more time to prepare FI in response to 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. The applicant should be advised that the Committee has allowed two months for preparation of submission of FI. Since it is the second deferment of the application, the applicant should be advised that the Board has allowed a total of four months for preparation of FI, 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

<b>Appendix I</b>	Letter dated 25.9.2020 from the applicant's representative
<b>Plan A-1</b>	Location Plan