

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-MUP/135

(for 2nd Deferment)

- Applicant** : Wang Tat Logistics Limited represented by Metro Planning and Development Company Limited
- Site** : Lots 171 RP and 174 S.B RP in D.D. 38, Man Uk Pin, Sha Tau Kok, New Territories
- Site Area** : 2,790m² (about)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Man Uk Pin Outline Zoning Plan (OZP) No. S/NE-MUP/11
- Zoning** : “Agriculture” (“AGR”)
- Application** : Proposed Temporary Vehicle Park for Container Trailers for a Period of 3 Years

1. Background

The applicant seeks planning permission to use the application site for proposed temporary vehicle park for container trailers for a period of three years (**Plan A-1**). On 6.7.2018, 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 the applicant to prepare further information (FI) to address departmental comments. The applicant submitted FI on 4.9.2018. The application is scheduled for consideration by the Committee on 2.11.2018.

2. Request for Deferment

On 26.10.2018, 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 more time to prepare FI to address the departmental comments (**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 more time to address departmental comments. Since the last deferment in July 2018, the applicant's representative submitted a response-to-comment table, a revised layout plan and a traffic impact assessment to address the comments of Transport Department (TD). Nevertheless, the applicant needs more time to prepare FI to address the further departmental comments.
- 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 prepare FI 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 second deferment of the application, the applicant should be advised that the Board has allowed a total of four months for preparation of submission 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

Appendix I	Letter received on 26.10.2018 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
NOVEMBER 2018**