

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-TKL/621

(For 2nd Deferment)

- Applicants** : Mr. LEUNG Kin Chung and Ms. YEUNG Kam Lai represented by Mr. PANG Chun Sing, George
- Site** : Lots 1504 S.B, 1505, 1506, 1509 RP and 1510 RP in D.D. 76 and adjoining Government Land, Sha Tau Kok Road – Ma Mei Ha, Ta Kwu Ling, New Territories
- Site Area** : About 2,980m² (including about 153m² of Government land)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No. S/NE-TKL/14
- Zoning** : “Agriculture” (“AGR”)
- Application** : Temporary Open Storage of Construction Materials for a Period of 3 Years

1. Background

The applicants seek planning permission for temporary open storage of construction materials for a period of three years (**Plan A-1**). On 16.8.2019, 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 applicants, to allow time for the applicants to prepare further information (FI) to address the departmental comments. The application is scheduled for consideration by the Committee on 13.12.2019.

2. Request for Deferment

On 11.11.2019, the applicants’ 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 further information (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 applicants' representative to allow more time to address the departmental comments. Since the last deferment in August 2019, the applicants' representative submitted a written justification with plans to address the comments of Transport Department (TD). Nevertheless, the applicants need more time to prepare FI to address further comments from TD.
- 3.2 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 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 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 applicants' 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 11.11.2019 from the applicants' representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
DECEMBER 2019**