

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-TKLN/18

(for 4th Deferment)

- Applicant** : Mr. HO Kwan Cheong represented by Man Chi Consultants and Construction Limited
- Site** : Lots 389 RP, 395 S.A, 395 RP, 396 S.A, 396 RP and 398 RP in D.D. 78 and Adjoining Government Land, Tsung Yuen Ha, Ta Kwu Ling North, New Territories
- Site Area** : About 2,248.28 m² (including about 135 m² of Government land)
- Lease** : (i) Block Government Lease (demised for agricultural use) (about 94% of the Site)
(ii) Government land (about 6% of the Site)
- Plan** : Approved Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKLN/2
- Zonings** : (i) “Agriculture” (“AGR”) (about 61.2% of the Site)
(ii) “Village Type Development” (“V”) (about 38.8% of the Site)
- Application** : Proposed Temporary Vehicle Park (Coach and School Bus Only) for a Period of 3 Years

1. Background

- 1.1 The applicant seeks planning permission for proposed temporary vehicle park (coach and school bus only) for a period of three years at the application site (the Site) (**Plan A-1**). On 12.4.2019, 5.7.2019 and 6.9.2019, 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 each, as requested by the applicant, to allow time for the applicant to prepare further information (FI) to address the departmental comments.
- 1.2 On 31.10.2019, the applicant submitted a response-to-comment table and revised layout plan to address the comments of the Transport Department (TD). The application is rescheduled for consideration by the Committee on 13.12.2019.

2. Request for Deferment

On 29.11.2019, 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 for preparation of FI to address the further comments from the TD (**Appendix I**).

3. Planning Department's Views

- 3.1 The application has been deferred thrice for a total of six months at the request of the applicant to allow more time to address the departmental comments. The applicant has demonstrated efforts in preparing various technical assessments in support of the application.
- 3.2 Since the last deferment on 6.9.2019, the applicant submitted FI on 31.10.2019 including a response-to-comment table with revised layout plan to address the comments from TD. Since further comments on the response-to-comment table and revised layout plan have been received from TD, the applicant needs more time to prepare FI to address the comments.
- 3.3 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.
- 3.4 Should the Committee agree to defer a decision on the application, the application will be submitted to the Committee for consideration within 2 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 a further two months for the preparation of submission of FI. Since it is the fourth deferment of the application, the applicant should be reminded that the Committee has allowed a total of 8 months for the preparation of submission of FI, this is the last deferment and no further deferment would be granted.

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
Plan A-1

Letter dated 29.11.2019 from the applicant's representative
Location Plan