

RNTPC Paper No. A/NE-TKLN/23C  
For Consideration by the  
Rural and New Town Planning  
Committee on 9.10.2020

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

**APPLICATION NO. A/NE-TKLN/23**

*(For 4<sup>th</sup> Deferment)*

- Applicant** : Bliss Achieve Limited represented by Man Chi Consultants and Construction Limited
- Site** : Lots 35 RP, 36, 42 RP, 43, 44, 45 RP, 59 RP and 64 S.B RP in D.D. 80, Lin Ma Hang Road, Pak Fu Shan, New Territories
- Site Area** : About 5,147 m<sup>2</sup>
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKLN/2
- Zoning** : “Recreation” (“REC”)
- Application** : Proposed Temporary Place of Recreation, Sports or Culture (Parent-Child Play Area), Eating Place, Shop and Services with Ancillary Car Park for a Period of 5 Years

**1. Background**

- 1.1 The applicant seeks planning permission to use the application site for proposed temporary place of recreation, sports or culture (parent-child play area), eating place, shop and services with ancillary car park for a period of five years (**Plan A-1**). On 1.11.2019, 6.3.2020 and 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 each, as requested by the applicant, to allow time for the applicant to prepare further information (FI) to address departmental comments.
- 1.2 On 13.8.2020 and 26.8.2020, the applicant submitted FI including response-to-comment tables, a revised Traffic Impact Assessment (TIA) and a revised Drainage Impact Assessment (DIA) to address the comments of Transport Department (TD) and Drainage Services Department (DSD). The application is rescheduled for consideration by the Committee on 9.10.2020.

**2. Request for Deferment**

On 17.9.2020, 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 more time to prepare FI to address the further comments from 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 26.6.2020, the applicant submitted FI on 13.8.2020 and 26.8.2020 including response-to-comment tables, a revised TIA and a revised DIA. Since further comments on the potential traffic impacts arising from the proposed development 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 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 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 eight 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 17.9.2020 from the applicant's representative  
Location Plan