

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

**APPLICATION NO. A/NE-TKLN/28**

*(For 2<sup>nd</sup> Deferment)*

- Applicant** : Takwuling Kau Liu Villagers Association represented by Aikon Development Consultancy Limited
- Site** : Lots 1479 S.B ss.1 RP, 1479 S.B ss.3 and 1480 S.B RP in D.D. 78, Kaw Liu Village, Ta Kwu Ling North, New Territories
- Site Area** : About 4,136 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 Private Club and Shop and Services with Ancillary Car Park for a Period of 3 Years

**1. Background**

- 1.1 The applicant seeks planning permission to use the application site for a proposed temporary private club and shop and services with ancillary car park for a period of three years (**Plan A-1**).
- 1.2 On 13.12.2019, 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 applicant, to allow time for preparation of further information (FI) to address the departmental comments. On 12.2.2020, the applicant submitted FI including a revised Traffic Impact Assessment (TIA) Report and a revised layout plan to address the comments of the Transport Department (TD), Highways Department (HyD), Environmental Protection Department (EPD) and Drainage Services Department (DSD). In light of the special work arrangement for Government departments due to the novel coronavirus infection, the meeting originally scheduled for 3.4.2020 for consideration of the application has been rescheduled, and the Board has agreed to defer consideration of the application. The application is now scheduled for consideration by the Committee at this meeting.

## 2. Request for Deferment

On 15.5.2020, a letter to the Secretary of the Board was received from the applicant's representative requesting the Board to defer making a decision on the application for two months in order to allow time to prepare FI to address the comments from TD and EPD (**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 last deferment on 13.12.2019, the applicant submitted FI on 12.2.2020 to address the comments from TD, HyD, EPD and DSD. Nevertheless, the applicant needs more time to prepare FI to address the further comments from the TD and EPD.
- 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 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 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 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 received on 15.5.2020 from the applicant's representative  
Location Plan