

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-TKL/608

(For 2nd Deferment)

- Applicant** : Mr. YU Wing Woon Peter represented by Albert So Surveyors Limited
- Site** : Lots 825, 834 and 836 in D.D. 77 and Adjoining Government Land, Ping Che, New Territories
- Site Area** : About 5,330 m² (including about 340 m² of Government land)
- Lease** : Old Schedule Agricultural Lots held under Block Government Lease
(i) To expire on 30.6.2047
(ii) Restricted to agricultural purpose
- Plan** : Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No. S/NE-TKL/14
- Zoning** : “Open Storage” (“OS”)
- Application** : Industrial Use (Laundry Workshop)

1. Background

The applicant seeks planning permission for industrial use (laundry workshop) at the application site (**Plan A-1**). On 22.3.2019, 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 the applicant to prepare further information (FI) to address the departmental comments. The application is scheduled for consideration by the Committee on 19.7.2019.

2. Request for Deferment

On 5.7.2019, 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 to address the departmental comments received (**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 the departmental comments. Since the last deferment in March 2019, the applicant's representative provided a response-to-comment table to address the comments of Lands Department (LandsD). Nevertheless, the applicant needs more time to prepare FI to address 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 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 this is the second deferment of the application, the applicant should be advised that the Board has allowed a total of 4 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 dated 5.7.2019 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
JULY 2019**