

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-TKL/645

(for 1st Deferment)

- Applicant** : Join Grand Limited represented by R-riches Property Consultants Limited
- Site** : Lot 2073 RP (Part) in D.D. 76 and Adjoining Government Land, Ping Che Road, Ping Che, New Territories
- Site Area** : About 1,323 m² (including about 250 m² 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
- Zonings** : (i) “Open Storage” (“OS”) (about 1225.1 m² or 92.6%)
(ii) An area shown as ‘Road’ (about 97.9 m² or 7.4%)
- Application** : Proposed Temporary Shop and Services with Ancillary Office and Storage Use for a Period of 5 Years

1. Background

The applicant seeks planning permission for a proposed temporary shop and services with ancillary office and storage use for a period of five years at the application site (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) on 6.11.2020.

2. Request for Deferment

On 27.10.2020, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months in order to allow time to prepare further information (FI) to address the comments of Transport Department (**Appendix I**).

3. Planning Department’s Views

3.1 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 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.

- 3.2 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 Board has allowed a period of two 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 27.10.2020 from the applicant's representative
Location Plan

PLANNING DEPARTMENT
NOVEMBER 2020