

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-TK/686
(for 1st Deferment)

<u>Applicant</u>	Magical Moment Investments Limited represented by Centaline Property Agency Limited
<u>Site</u>	Lots 253 S.A ss.1, 253 S.A ss.2, 253 S.A ss.3, 253 S.A ss.4, 253 S.A ss.5, 253 S.A ss.6 and 253 S.A RP in D.D. 23, Ting Kok, Tai Po, N.T.
<u>Site Area</u>	About 936.5m ²
<u>Land Status</u>	Block Government Lease (demised for agricultural use)
<u>Plan</u>	Approved Ting Kok Outline Zoning Plan (OZP) No. S/NE-TK/19
<u>Zoning</u>	“Agriculture” (“AGR”)
<u>Application</u>	Proposed 7 Houses (New Territories Exempted Houses)

1. Background

- 1.1 The applicant seeks planning permission for proposed 7 houses (New Territories Exempted Houses) at the application site (the 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 24.7.2020.
- 1.2 In light of the special work arrangement for government departments due to the novel coronavirus infection, the meeting originally scheduled for 24.7.2020 for consideration of the application has been rescheduled, and the Board has agreed to defer consideration of the application and the application is now scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 8.7.2020, 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 so as to allow more time for preparation of further information (FI) to address departmental comments (**Appendix I**).

3. Planning Department’s Views

- 3.1 The Planning Department has no objection to the request for deferment as the justification for deferment meets 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 in response to 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 Committee has allowed 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 to the Committee for consideration at the next meeting.

5. Attachments

Appendix I	Letter dated 8.7.2020 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
SEPTEMBER 2020**