

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-TKL/577

(for 3rd Deferment)

- Applicant** : Lau Tak Kee Motor Engineering & Equipment Ltd. represented by Metro Planning and Development Company Limited
- Site** : Lots 885 and 1552 S.A ss.3 (Part) in D.D. 77 and Adjoining Government Land, Ping Che, New Territories
- Site Area** : 8,014 m² (about) (including about 1,450 m² of Government land)
- Land Status**: (i) Lot 885 in D.D. 77
Block Government Lease (demised for agricultural use)
(ii) Lot 1552 S.A ss3 in D.D. 77
New Grant No. 8012 (granted for cultivation (castor oil plants))
(iii) Government Land
- Plan** : Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No. S/NE-TKL/14
- Zonings** : “Open Storage” (“OS”) (about 6,171 m² or 77% of the Site) and ‘Road’ (about 1,843 m² or 23% of the Site)
- Application** : Temporary Warehouse (Storage of Spare Parts and Used Electrical Goods) with Ancillary Workshop for a Period of 3 Years

1. Background

- 1.1 The applicant seeks planning permission to use the application site (the Site) for temporary warehouse (storage of spare parts and used electrical goods) with ancillary workshop for a period of three years (**Plan A-1**). On 22.12.2017 and 6.4.2018, 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 preparation of further information (FI) to address the departmental comments.
- 1.2 On 21.5.2018, the applicant submitted a response-to-comments table enclosing revised traffic data to address the comments of the Transport Department (TD). The application is scheduled for consideration by the Committee on 20.7.2018.

2. Request for Deferment

On 16.7.2018, 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 FI on the revised layout and number of parking spaces in one of the structures within the Site for further comments of relevant Government departments (**Appendix I**).

3. Planning Department's Views

- 3.1 The application has been deferred twice for a total of four months at the request of the applicant to allow time to address the departmental comments. The applicant has demonstrated efforts in preparing FI including technical assessments in support of the application.
- 3.2 Since the first deferment on 22.12.2017, the applicant submitted a traffic impact assessment on which TD has comments. On 21.5.2018, the applicant submitted a response-to-comments table enclosing revised traffic data on which TD has no further comments. Nevertheless, there are changes in the layout and number of parking spaces in one of the structures in the Site. As such, the applicant needs more time to prepare FI including a revised layout plan for further comments by relevant departments.
- 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. Since it is the third deferment of the application, the applicant should be advised that the Board has allowed a total of six 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 Email dated 16.7.2018 from the applicant's representative
Plan A-1 Location Plan