

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-LK/113

(for 2nd Deferment)

- Applicant** : Ms. CHENG Suk Ching represented by R-riches Property Consultants Limited
- Site** : Lots 1313 RP (Part) and 1315 RP in D.D. 39, Wo Hang, New Territories
- Site Area** : 499 m² (about)
- Land Status**: Block Government Lease (demised for agricultural use)
- Plan** : Approved Luk Keng and Wo Hang Outline Zoning Plan (OZP) No. S/NE-LK/11
- Zonings** : “Recreation” (“REC”) (about 286 m² or 57.3% of the Site) and
“Agriculture” (“AGR”) (about 213 m² or 42.7% of the Site)
- Application** : Proposed Temporary Animal Boarding Establishment for a Period of 3 Years

1. Background

The applicant seeks planning permission to use the application site (the Site) for proposed temporary animal boarding establishment for a period of three years (**Plan A-1**). On 20.7.2018, 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, 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 5.10.2018.

2. Request for Deferment

On 27.9.2018, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for another two months in order to allow time to prepare FI to address the departmental comments (**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 July 2018, the applicant's representative submitted a response-to-comment table, a revised landscape proposal and a revised layout plan to address the comments of Environmental Protection Department (EPD), Transport Department (TD) and Urban Design and Landscape Section of Planning Department (UD&L of PlanD). Nevertheless, the applicant needs more time to prepare FI to address the further comments of EPD, TD and UD&L of PlanD on the aspects of environment, transport and landscape respectively.
- 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 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.
- 3.3 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	Email dated 27.9.2018 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
OCTOBER 2018**