

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-TKL/564

(for 4th Deferment)

- Applicant** : Mr. Wu Kuen represented by Fotton ELA Architects Limited
- Site** : Lots 965 RP (Part) and 966 RP in D.D.82, Ping Che Road, Ping Che, North District, New Territories
- Site Area** : About 1,636 m² (about)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14
- Zoning** : “Agriculture”
- Application** : Temporary Open Storage of Waste Paper, Waste Plastics and Waste Metal Cans for Recycling and Workshop for Recycling for a Period of 3 Years

1. Background

- 1.1 The applicant seeks planning permission to use the application site for temporary open storage of waste paper, waste plastics and waste metal cans for recycling and workshop for recycling for a period of three years (**Plan A-1**). On 23.6.2017, 22.9.2017 and 22.12.2017, 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 the applicant to prepare further information (FI) to address the comments of relevant Government departments.
- 1.2 On 10.1.2018, the applicant’s representative submitted a response to comment table and revised Traffic Impact Assessment (TIA) to address the comments of Transport Department (TD). The application is scheduled for consideration by the Committee on 2.3.2018.

2. Request for Deferment

On 21.2.2018, 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 for the preparation of FI to address the further comments of TD (**Appendix I**).

3. Planning Department's Views

- 3.1 The application has been deferred three times for a total of six months at the requests of the applicant to address the departmental comments relating to the development. The applicant has demonstrated efforts in preparing various technical assessments in support of the application.
- 3.2 Since the last deferment in December 2017, the applicant has submitted FI on 10.1.2018 including a response to comment table and TIA. Since TD has further comments on the traffic calculation of some junctions in the TIA, the applicant needs more time to prepare FI to address the comments.
- 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 2 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 a further two months for the preparation of submission of FI. Since it is the fourth deferment of the application, the applicant should be reminded that the Committee has allowed a total of 8 months for the preparation of submission of FI, this is the last deferment and no further deferment would be granted.

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 21.2.2018 from the applicant's representative
Plan A-1 Location Plan