

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-TKL/568

(for 4th Deferment)

- Applicant** : Great Rise Development Limited represented by Metro Planning and Development Company Limited
- Site** : Lots 783 and 784 in D.D. 77 and Adjoining Government Land, Ping Che, New Territories
- Site Area** : 3,577 m² (about) (including about 210 m² of Government land)
- Land Status**: (a) Block Government Lease (demised for agricultural use)
Short Term Waiver No. 1242
- Restricted to workshop and open storage of building materials and construction machine accessories
(b) Government land
- Plan** : Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No. S/NE-TKL/14
- Zonings** : “Open Storage” (“OS”) (about 3,012 m² or 84.2% of the Site) and “Agriculture” (“AGR”) (about 565 m² or 15.8% of the Site)
- Application** : Temporary Vehicle Repair Workshop for Lorry, Coach and Container Vehicle with Ancillary Office and Electricity Transformer Station for a Period of 3 Years

1. Background

- 1.1 The applicant seeks planning permission to use the application site for temporary vehicle repair workshop for lorry, coach and container vehicle with ancillary office and electricity transformer station for a period of three years (**Plan A-1**). On 28.7.2017, 13.10.2017 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 preparation of further information (FI) to address the comments of Transport Department (TD).
- 1.2 On 14.2.2018, the applicant’s representative submitted a Traffic Impact Assessment (TIA) to address the comments of TD. The application is scheduled for consideration by the Committee on 6.4.2018.

2. Request for Deferment

On 23.3.2018, the applicant 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 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. The applicant has demonstrated efforts in preparing technical assessments in support of the application.
- 3.2 Since the last deferment in December 2017, the applicant has submitted a TIA on 14.2.2018 to address the comments of TD. Nevertheless, TD has further comments on the TIA in which the assessments of junctions at Sha Tau Kok Road/Sui Wan Road and Sha Tau Kok Road/Ma Sik Road do not comply with the acceptance requirement of TD. The applicant is required to revise the junction assessment and propose mitigation measures. Therefore, the applicant needs more time to prepare FI to address the further comments of TD.
- 3.3 PlanD has no objection to the request for deferment as the justification 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 further information to address 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 to the Committee for consideration at the next meeting.

5. **Attachments**

Appendix I
Plan A-1

Email dated 23.3.2018 from the applicant's representative
Location plan

PLANNING DEPARTMENT
APRIL 2018