

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-TKL/577

(for 2nd 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**).
- 1.2 On 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, as requested by the applicant, to allow time for preparation of further information (FI) to address the departmental comments. On 13.2.2018, the applicant submitted a Traffic Impact Assessment (TIA) to address the comments of the Transport Department (TD). The application is scheduled for consideration by the Committee on 6.4.2018.

2 **Request for Deferment**

On 15.3.2018, 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 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 once for two months at the request of the applicant to allow time to address the departmental comments. Since the deferment on 22.12.2017, the applicant has submitted a TIA on 13.2.2018 to address the comments of TD. Nevertheless, the applicant needs more time to prepare FI to address the further comments of TD in the transport aspect.
- 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 it is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of four months including the previous deferment 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**

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| Appendix I | Email dated 15.3.2018 from the applicant's representative |
| Plan A-1 | Location Plan |