

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-TKL/581

(for 2nd Deferment)

- Applicant** : Beauty World Corporation Limited represented by Philip So and Associates Limited
- Site** : Lot 11 RP in D.D. 46, Sha Tau Kok Road - Ma Mei Ha, New Territories
- Site Area** : 3,527.9 m² (about)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No. S/NE-TKL/14
- Zoning** : “Agriculture” (“AGR”)
- Application** : Proposed Temporary Open Storage of Construction Equipment and Machineries for a Period of 3 Years

1. Background

- 1.1 The applicant seeks planning permission for the proposed temporary open storage of construction equipment and machineries for a period of three years at the application site (the Site) (**Plan A-1**). On 26.1.2018, 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 comments of relevant Government departments.
- 1.2 On 20.3.2018, the applicant’s representative submitted a response-to-comment table, a traffic impact assessment, a drainage impact assessment, proposed drainage plan and landscape plan, and site photos to address the comments of Transport Department (TD), Drainage Services Department (DSD), Water Supplies Department, Planning Department (PlanD) and Agriculture, Fisheries and Conservation Department. The application is scheduled for consideration by the Committee on 18.5.2018.

2. Request for Deferment

On 2.5.2018, 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 first deferment on 26.1.2018, the applicant submitted FI on 20.3.2018 including a response-to-comment table, a traffic impact assessment, a drainage impact assessment, proposed drainage plan and landscape plan, and site photos in response to the departmental comments. Nevertheless, the applicant needs more time to prepare FI to address the further comments of TD, PlanD and DSD on the aspects of transport, landscape and drainage respectively.
- 3.2 The Planning Department has no objection to the request for deferment as the justifications for deferment meets 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 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. The applicant should be advised that the Committee has allowed a period of two months for preparation of submission of FI. Since it is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of four 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
Plan A-1

Letter dated 2.5.2018 from the applicant's representative
Location Plan