

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-TKL/597

(for 2nd Deferment)

- Applicant** : Everest International Investment Limited represented by Metro Planning and Development Company Limited
- Site** : Lots 2102 and 2103 (Part) in D.D. 76, Fanling, New Territories
- Site Area** : 3,750 m² (about)
- Lease** : Block Government Lease (demised for agricultural use)
- Lot 2103 in D.D. 76
- (i) Modification of Tenancy (MOT) No. 33036 for erection of temporary structures for the purpose of dwelling and kitchen; and
- (ii) Letter of Approval (L of A) No. 1163 for erection of temporary structures for the purpose of agricultural storage
- Plan** : Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No. S/NE-TKL/14
- Zonings** : “Open Storage” (“OS”) (84.1%) and “Agriculture” (“AGR”) (15.9%)
- Application** : Temporary Warehouse for Storage of Spare Parts for a Period of 3 Years

1. Background

The applicant seeks planning permission to use the application site (the Site) for temporary warehouse for storage of spare parts for a period of 3 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 16.11.2018.

2. Request for Deferment

On 29.10.2018, 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 to prepare FI to address the comments of the Transport Department (**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 provided a response-to-comment table and a Traffic Review Report to address the comments of Transport Department (TD). Nevertheless, the applicant needs more time to prepare FI to address further comments from TD.
- 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	Letter dated 29.10.2018 from the applicant's representative
Plan A-1	Location Plan