

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-TKL/634

(For 2nd Deferment)

- Applicant** : Global Power International Holdings Limited represented by R-riches Property Consultants Limited
- Site** : Lot 1224 (Part) in D.D. 79, Ng Chow Road, Ping Che, New Territories
- Site Area** : About 5,595 m²
- 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** : “Open Storage” (“OS”)
- Application** : Proposed Temporary Wholesale Trade with Ancillary Storage for a Period of 5 Years

1. Background

- 1.1 The applicant seeks planning permission for proposed temporary wholesale trade with ancillary storage for a period of five years at the application site (**Plan A-1**).
- 1.2 On 26.5.2020, 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 preparing further information (FI) to address departmental comments. On 16.6.2020, the applicant submitted FI to address the comments of Transport Department (TD). In light of the special work arrangement for government departments due to the novel coronavirus infection, the meeting originally scheduled for 7.8.2020 for consideration of the application has been rescheduled, and the Board has agreed to defer consideration of the application and the application is now scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 31.8.2020, 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 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 last deferment on 26.5.2020, the applicant has submitted FI on 16.6.2020 to address the comments from TD. Nevertheless, the applicant needs more time to prepare FI to address further comments from TD.
- 3.2 The 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 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 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	Letter dated 31.8.2020 from the applicant's representative
Plan A-1	Location Plan