

**APPLICATION FOR PERMISSION  
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/NE-TKLN/8**

*(for 3<sup>rd</sup> Deferment)*

- Applicant** : Man Chi Consultants and Construction Limited represented by Aikon Development Consultancy Limited
- Site** : Lots 388 S.A, 388 S.B, 388 RP (Part) and 390 RP (Part) in D.D. 78 and adjoining Government Land, Tsung Yuen Ha, Ta Kwu Ling North, New Territories
- Site Area** : About 3,776m<sup>2</sup> (including Government land of about 47m<sup>2</sup>)
- Land Status**: (i) Block Government Lease (demised for agricultural use)  
(ii) Government Land
- Plan** : Approved Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKLN/2
- Zonings** : “Village Type Development” (“V”) (about 3,750m<sup>2</sup> or 99.3% of the Site); and  
“Recreation” (“REC”) (about 26m<sup>2</sup> or 0.7% of the Site)
- Application** : Temporary Staff Car Park and Site Office for Public Works for a Period of 3 Years

**1. Background**

- 1.1 The applicant seeks planning permission to use the application site for temporary staff car park and site office for public works for a period of three years (**Plan A-1**). On 23.6.2017 and 22.9.2017, 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 the applicant to prepare further information (FI) to address the comments of the Transport Department (TD).
- 1.2 On 22.11.2017, the applicant’s representative submitted a response to comment table with the additional/replacement pages of the Traffic Impact Assessment (TIA) report to address the comments of TD. The application is rescheduled for consideration by the Committee on 12.1.2018.

## 2. Request for Deferment

On 21.12.2017, 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 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 twice for a total of four months at the request of the applicant to allow time to address the comments from TD. Since the last deferment on 22.9.2017, the applicant submitted FI on 22.11.2017 including a response to comment table with the additional/replacement pages of the TIA report to address the comments from Commissioner for Transport (C for T). Nevertheless, the applicant needs more time to prepare FI to address the further comments from C for T on the application.
- 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. 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 third deferment of the application, the applicant should also be advised that the Committee has allowed a total of six months including the previous deferments 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 received on 21.12.2017 from the applicant's representative  
**Plan A-1** Location Plan