

**REVIEW APPLICATION NO. A/NE-TKL/615**  
**UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE**

*(for 1<sup>st</sup> Deferment)*

- Applicant** : Chepo Limited represented by Shun Da (Ka Bo) Company Limited
- Site** : Lots 359, 360 and 361 in D.D. 77, Ta Kwu Ling, N.T.
- Site Area** : 2,450 m<sup>2</sup> (about)
- Leases** : Block Government Lease (demised for agricultural use)
- Plans** : Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No. S/NE-TKL/14 and Approved Wo Keng Shan OZP No. S/NE-WKS/10
- Zoning** : “Agriculture” (“AGR”)
- Application** : Proposed Temporary Open Storage of Building Materials for a Period of 3 Years
- RNTPC’s decision** : Rejected on 21.6.2019
- Subject of Review** : To review the Rural and New Town Planning Committee (RNTPC)’s decision to reject the application

**1. Background**

- 1.1 On 29.4.2019, the applicant sought planning permission to use the application site (the Site) for proposed temporary open storage of building materials for a period of three years. The Site falls within an area zoned “Agriculture” (“AGR”) on the approved Ping Che and Ta Kwu Ling OZP No. S/NE-TKL/14 and the approved Wo Keng Shan OZP No. S/NE-WKS/10 (**Plan R-1**). On 21.6.2019, the RNTPC of the Town Planning Board (the Board) rejected the application.
- 1.2 On 26.7.2019, the applicant applied, under Section 17(1) of the Ordinance, for a review of the RNTPC’s decision to reject the application. In support of the review, the applicant’s representative submitted further information including a written justifications and a letter from Ta Kwu Ling District Rural Committee on 2.10.2019. The application is scheduled for consideration by the Board on 20.12.2019.

## **2. Request for Deferment**

On 13.12.2019, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the review application for two months in order to allow time for preparation of further information (FI) to address the comments from relevant departments (**Annex A**).

## **3. Planning Department's Views**

3.1 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 prepare FI in support of the review application, the deferment period is not indefinite, and the deferment would not affect the interests of other relevant parties.

3.2 Should the Board agree to defer a decision on the review application, the application will be submitted to the Board for consideration within three 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 Board's consideration. The applicant should be advised that the Board has allowed a total of two months for preparation of submission of FI, and no further deferment would be granted unless under very special circumstances.

## **4. Decision Sought**

The Board 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 to the Board for consideration at the next meeting.

## **5. Attachments**

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| <b>Annex A</b>  | Email dated 13.12.2019 from the applicant's representative |
| <b>Plan R-1</b> | Location Plan  |

**PLANNING DEPARTMENT  
DECEMBER 2019**

**TPB PAPER NO. 10609**  
**FOR CONSIDERATION BY**  
**THE TOWN PLANNING BOARD**  
**ON 20.12.2019**  

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*(for 1<sup>st</sup> Deferment)*

**REVIEW OF APPLICATION NO. A/NE-TKL/615**  
**UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE**

**Proposed Temporary Open Storage of Building Material**  
**for a Period of 3 Years in "Agriculture" Zone**  
**Lots 359, 360 and 361 in D.D. 77, Ta Kwu Ling, N.T.**