

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

**APPLICATION NO. A/NE-TKL/654**

*(For 2<sup>nd</sup> Deferment)*

- Applicant** : Triumph Faith Limited represented by R-riches Property Consultants Limited
- Site** : Lots 1090 S.A RP (Part), 1090 S.B, 1090 S.C RP (Part), 1106 RP (Part), 1107 (Part), 1108 (Part), 1109 (Part), 1114 (Part) and 1115 (Part) in D.D. 82, Ping Che Road, Ta Kwu Ling, New Territories
- Site Area** : About 5,376 m<sup>2</sup>
- 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 Material with Ancillary Office for a Period of 3 Years

**1. Background**

- 1.1 The applicant submitted a planning application for a proposed temporary open storage of construction material with ancillary office for a period of 3 years at the application site (**Plan A-1**).
- 1.2 On 5.2.2021, 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. Upon receipt of the applicant's FI on 1.4.2021, the application is scheduled for consideration by the Committee at this meeting.

**2. Request for Deferment**

On 18.5.2021, the applicant wrote to the Secretary of the Board and requested the Board to defer the consideration of the application for two months in order to allow time to prepare FI to address 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 5.2.2021, the applicant on 1.4.2021, 3.5.2021, 4.5.2021 and 10.5.2021, provided response-to-comment table and written clarifications to address the departmental comments. Nevertheless, the applicant needs more time to prepare FI to address further comments from the relevant Departments.
- 3.2 Planning Department has no objection to the request for deferment as the justification 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 need 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 making a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of FI 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 further two months for preparation of FI submission. Since this is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of 4 months for preparation of FI submission, 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 to the Committee for consideration at the next meeting.

### **5. Attachments**

<b>Appendix I</b>	Letter dated 18.5.2021 from the applicant
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
MAY 2021**