

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

**APPLICATION NO. A/NE-TKL/682**

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

- Applicant** : Lau Tak Kee Motor Engineering & Equipment Ltd. represented by Metro Planning and Development Company Limited
- Site** : Lots 885 and 1552 S.A ss.3 (Part) in D.D. 77 and Adjoining Government Land, Ping Che, New Territories
- Site Area** : About 8,014 m<sup>2</sup> about (including about 1,450 m<sup>2</sup> of Government land)
- Land Status**: (a) Lot 885 in D.D. 77  
Block Government Lease (demised for agricultural use)  
(b) Lot 1552 S.A ss.3 in D.D. 77  
New Grant No. 8012 (granted for cultivation (castor oil plants))  
(c) Government Land (about 18.1% of the Site)
- Plan** : Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No. S/NE-TKL/14
- Zonings** : “Open Storage” (“OS”) (about 6,171 m<sup>2</sup> or 77% of the Site); and  
Area shown as ‘Road’ (about 1,843 m<sup>2</sup> or 23% of the Site)
- Application** : Temporary Warehouse with Ancillary Workshop for a Period of 3 Years

**1. Background**

On 27.7.2021, the applicant submitted a planning application for a temporary warehouse with ancillary workshop for a period of three years at the application site (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) on 24.9.2021.

**2. Request for Deferment**

On 9.9.2021, 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 further information (FI) to address departmental comments (**Appendix I**).

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

- 3.1 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. 33A<sup>1</sup>) 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.
- 3.2 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 a period of two 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 9.9.2021 from the applicant
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
SEPTEMBER 2021**

---

<sup>1</sup> The number of deferments to be granted stipulated under TPB PG-No.33A is not applicable to this application which was received before the promulgation of the revised guidelines on 24.8.2021.