

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-TKL/682

(for 3rd 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 m² (including about 1,450 m² 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
- Zoning** : “Open Storage” (“OS”) (about 6,171 m² or 77% of the Site); and
Area shown as ‘Road’ (about 1,843 m² or 23% of the Site)
- Application** : Temporary Warehouse with Ancillary Workshop for a Period of 3 Years

1. Background

- 1.1 On 27.7.2021, the applicant submitted the current application to seek planning permission for a temporary warehouse with ancillary workshop for a period of three years at the subject site (**Plan A-1**).
- 1.2 On 24.9.2021, 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. On 25.11.2021, the applicant submitted the FI accordingly.
- 1.3 On 14.1.2022, the Committee 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 FI to address the departmental comments.

- 1.4 On 11.3.2022, the applicant submitted a FI to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 14.4.2022, the applicant's representative wrote to the Secretary of the Board to request deferring a decision on the application for two months in order to prepare FI to address departmental comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for the third 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. 33A¹) in that the applicant needs more time to prepare FI to address 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 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 could 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 six months for preparation of the submission of FI, and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

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
Plan A-1

Letter dated 14.4.2022 from the applicant's representative
Location Plan

PLANNING DEPARTMENT
MAY 2022

¹ 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.