

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-TKL/708

(for 1st Deferment)

- Applicant** : JSK Assets Limited represented by Allgain Land Administrators (Hong Kong) Limited
- Site** : Lots 456 RP, 459, 460, 461, 462 and 2229 RP in D.D. 83, Kwan Tei, Fanling, New Territories
- Site Area** : About 6,300m²
- Lease** : (a) Lots 456 RP, 459, 460, 461 and 462 in D.D. 83
Block Government Lease (demised for agricultural use which contains the restriction that no structures are allowed to be erected without the prior approval of the Government)
(b) Lot 2229 RP in D.D. 83
New Grant No. 11523 (granted for agricultural purpose only and no structure shall be erected on the lot)
- Plan** : Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No. S/NE-TKL/14
- Zonings** : “Open Storage” (“OS”) and “Agriculture” (“AGR”)
- Application** : Temporary Logistics Centre for a Period of Three Years

1. Background

On 13.9.2022, the applicant submitted the current application to seek planning permission for a temporary logistics centre for a period of three years at the subject site (**Plan A-1**).

2. Request for Deferment

On 19.10.2022, the applicant’s representative wrote to the Secretary of the Town Planning Board to request for deferred consideration of the application for two months in order to prepare further information (FI) to address the departmental comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for the first 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) in that this is the first deferment requested by the applicant and the deferment would allow the applicant to prepare FI to address outstanding issue(s).
- 3.2 Should the Rural and New Town Planning Committee (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 two months for preparation of the 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 dated 19.10.2022 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
NOVEMBER 2022**