

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

**APPLICATION NO. A/NE-TKL/708**

*(for 2<sup>nd</sup> 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 6,300m<sup>2</sup>
- 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**

- 1.1 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**).
- 1.2 On 11.11.2022, 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 to prepare further information (FI) to address departmental comments.
- 1.3 On 1.12.2022, the applicant submitted FI including a response-to-comment table to address departmental comments.

## **2. Request for Deferment**

On 30.12.2022, 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 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 second 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 the deferment would allow the applicant to prepare FI to address outstanding issues.
- 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 further submission 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 four months for preparation of the submission of FI. The second deferment should be the last deferment 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 30.12.2022 from the applicant's representative  
Location Plan

**PLANNING DEPARTMENT**  
**JANUARY 2023**