

RNTPC Paper No. A/NE-TKL/736
For Consideration by the
Rural and New Town Planning
Committee on 8.9.2023

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-TKL/736
(for 1st Deferment)

<u>Applicants</u>	:	Most Powerful Limited represented by R-riches Property Consultants Limited
<u>Site</u>	:	Lot 506 RP (Part) in D.D. 83 and Adjoining Government Land (GL), Ta Kwu Ling, New Territories
<u>Site Area</u>	:	803.3m ² (about) (including about 142.07 m ² GL)
<u>Lease</u>	:	Block Government Lease (demised for agricultural use)
<u>Plan</u>	:	Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No. S/NE-TKL/14
<u>Zoning</u>	:	(i) “Open Storage” (“OS”) (about 624.6m ² or 81% of the Site) (ii) “Agriculture” (“AGR”) (about 146.2m ² or 19% of the Site)
<u>Application</u>	:	Proposed Temporary Cargo Handling and Freight Forwarding Facilities (Logistics Centre) for a Period of 3 Years

1. Background

On 14.7.2023, the applicant submitted the current application to seek planning permission to use the application site for proposed temporary cargo handling and freight forwarding facilities (logistics centre) for a period of three years (**Plan A-1**).

2. Request for Deferment

On 4.9.2023, the applicant wrote to the Secretary, Town Planning Board (the Board) and requested the Board to defer making a decision on the application for two months (**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 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 4.9.2023 from the applicant
Plan A-1	Location Plan

**PLANNING DEPARTMENT
SEPTEMBER 2023**