

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-TKL/752

(for 1st Deferment)

<u>Applicant</u>	:	Everest International Investment Limited represented by Metro Planning and Development Company Limited
<u>Site</u>	:	Lots 2102 and 2103 (Part) in D.D. 76, Ping Che, New Territories
<u>Site Area</u>	:	About 3,750 m ²
<u>Lease</u>	:	Block Government Lease (demised for agricultural use) <u>Lot 2103 in D.D. 76</u> (i) Modification of Tenancy (MOT) No. 33036 for erection of temporary structures for the purpose of dwelling and kitchen; and (ii) Letter of Approval (L of A) No. 1163 for erection of temporary structures for the purpose of agricultural storage
<u>Plan</u>	:	Approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2
<u>Zoning</u>	:	(i) “Open Storage” (“OS”) (84%) (ii) “Agriculture” (“AGR”) (16%)
<u>Application</u>	:	Temporary Warehouse for Storage of Metal for a Period of Three Years and Associated Filling of Land

1. Background

On 20.3.2024, the applicant sought planning permission for temporary warehouse for storage of metal for a period of three years and associated filling of land at the application site (**Plan A-1**).

2. Request for Deferment

On 24.4.2024, the representative of the applicant 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. 33B) 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	Email dated 24.4.2024 from the representative of applicant
Plan A-1	Location Plan

**PLANNING DEPARTMENT
MAY 2024**