

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-TKL/759

(for 1st Deferment)

<u>Applicant</u>	:	Able New Development Limited represented by Aikon Development Consultancy Limited
<u>Site</u>	:	Lots 267 (Part) and 268 (Part) in D.D. 84, Lots 481 S.A (Part) and 481 RP (Part) in D.D. 87 and adjoining Government Land (GL), Ping Che, New Territories
<u>Site Area</u>	:	About 3,270m ² (including about 371m ² of GL (or about 11.3% of the Site))
<u>Lease</u>	:	Block Government Lease (demised for agricultural use)
<u>Plans</u>	:	(i) Approved Ping Che & Ta Kwu Ling Outline Zoning Plan (OZP) No. S/NE-TKL/14 (about 61.5%) (ii) Approved Hung Lung Hang OZP No. S/NE-HLH/11 (about 38.5%)
<u>Zoning</u>	:	“Agriculture”
<u>Application</u>	:	Proposed Temporary Logistics Centre for a Period of Three Years and Filling of Land and Pond

1. Background

On 28.5.2024, the applicant sought planning permission for a proposed temporary logistics centre for a period of three years and filling of land and pond at the application site (**Plan A-1**).

2. Request for Deferment

On 11.7.2024, the applicant’s representative wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on 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 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
Plan A-1

Letter dated 11.7.2024 from the applicant's representative
Location Plan

PLANNING DEPARTMENT
JULY 2024