

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TKO/123
(for 2nd Deferment)

Applicant: Hongkong Top Smart Enterprise Limited represented by RHL Surveyors Limited

Site: Lot No. 146 in D.D. 224, Hang Hau, Tseung Kwan O

Site Area: 150.5m² (about)

Land Status: House Lot under Block Government Lease to be expired on 30.6.2047

Plan: Approved Tseung Kwan O Outline Zoning Plan No. S/TKO/28

Zoning: “Green Belt”

Application: Proposed School

1. Background

- 1.1 On 7.7.2021, the applicant sought planning permission for a proposed school within an existing building at the application site (**Plan A-1**).
- 1.2 On 27.8.2021, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer a decision on the application for two months, as requested by the applicant, to allow time for the applicant to prepare further information (FI) to address comments from relevant government departments. No FI has been submitted by the applicant. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 25.10.2021, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for another two months so as to allow more time for preparation of FI in response to departmental comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The application has been deferred once for two months at the request of the applicant to allow time to address departmental comments. The applicant needs more time for the preparation of FI to address the departmental comments received.
- 3.2 The Planning Department has no objection to the request for deferment as the justifications for deferment meet 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. 33A¹) in that the applicant needs more time to prepare FI to address the departmental comments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.
- 3.3 Should the Committee agree to defer making 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 can be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. Since it is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of four months for preparation of 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 to the Committee for consideration at the next meeting.

5. Attachments

Appendix I	Letter of 25.10.2021 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
NOVEMBER 2021**

¹ The number of deferments to be granted stipulated under TPB PG-No. 33A is not applicable to this application which was received before the promulgation of the revised guidelines on 24.8.2021.