

APPLICATION FOR PERMISSION
UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. Y/NE- TKL/5
(for 1st Deferment)

<u>Applicant</u>	: Bergeron (Hong Kong) Company Limited represented by Arup Hong Kong Limited
<u>Site</u>	: Lots 796 and 1008 RP in D.D. 77 and Adjoining Government Land (GL), Ping Che, Ta Kwu Ling, New Territories
<u>Site Area</u>	: About 17,821.2m ² (including about 9,938.5m ² of GL or about 55.9% of the Site)
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14
<u>Zoning</u>	: “Open Storage” (“OS”) (about 56%), “Agriculture” (“AGR”) (about 30%) and area shown as ‘Road’ (about 14%)
<u>Proposed Amendment</u>	: To rezone the application site from “OS”, “AGR” and area shown as ‘Road’ to “Other Specified Uses” annotated ‘Mixed Use’ (“OU(MU)”) and amend the Notes of the zone applicable to the site

1. Background

On 27.10.2023, the applicant submitted the current application to rezone the application site (the Site) from “OS”, “AGR” and area shown as ‘Road’ to “OU(MU)” and amend the Notes of the zone applicable to the Site (**Plan Z-1**) to facilitate a proposed mixed-use development including residential development, commercial use, government, institution or community facilities and a public transport terminus.

2. Request for Deferment

On 7.2.2024, the applicant’s representative wrote to the Secretary, 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 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 Committee agree to defer a decision on the application, the application will be submitted to the Committee for consideration within three 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 7.2.2024 from the applicant's representative
Plan Z-1	Location Plan

**PLANNING DEPARTMENT
FEBRUARY 2024**