

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

APPLICATION NO. Y/NE-TKL/5
(for 2nd 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

- 1.1 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.
- 1.2 On 16.2.2024, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months, as requested by the applicant, to allow time to prepare further information (FI) to address departmental comments.
- 1.3 On 29.2.2024 and 16.4.2024, the applicant submitted FIs to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. **Request for Deferment**

On 31.5.2024, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months in order to prepare 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 second deferment as the justification for deferment meets the criteria 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 applicant needs more time to prepare FI to address further departmental comments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.
- 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 a total of four months for preparation of the submission of FI. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

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 31.5.2024 from the applicant's representative |
| Plan Z-1 | Location Plan |

PLANNING DEPARTMENT
JUNE 2024