

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

APPLICATION NO. Y/NE-TKL/6
(for 1st Deferment)

<u>Applicant</u>	: Ever Color Lithographing Factory Limited and Ms. LAU Yuk Ying represented by John HY Yip Surveyors Limited
<u>Site</u>	: Lots 20 (Part), 21 (Part), 30 (Part) and 33 S.A (Part) in D.D. 84, Ping Che, Ta Kwu Ling, New Territories
<u>Site Area</u>	: About 1,277m ²
<u>Land Status</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No. S/NE-TKL/14
<u>Zoning</u>	: “Agriculture” (“AGR”)
<u>Proposed Amendment</u>	: To rezone the application site from “AGR” to “Industrial (Group D)” (“I(D)”)

1. Background

On 11.12.2023, the applicant submitted the current application to rezone the application site (the Site) from “AGR” to “I(D)” (**Plan Z-1**). No specific development proposal is included in the application.

2. Request for Deferment

On 10.1.2024, 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 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 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 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 Z-1

Letter dated 10.1.2024 from the applicant's representative
Location Plan

PLANNING DEPARTMENT
JANUARY 2024