

TOWN PLANNING BOARD

TPB Paper No. 11009

**For Consideration by
the Town Planning Board on 27.6.2025**

**REVIEW OF APPLICATION NO. A/NE-TK/800
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE**

**Temporary Private Vehicle Park (Private Cars and Light Goods Vehicles Only)
for a Period of Three Years and Associated Filling of Land
in “Green Belt” and “Village Type Development” Zones
and Area shown as ‘Road’,
Various Lots in D.D. 26, Shuen Wan Chim Uk,
Ting Kok, Tai Po, New Territories**

REVIEW OF APPLICATION NO. A/NE-TK/800
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE

(for 1st Deferment)

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| <u>Applicant</u> | : Ms. CHEUNG Suk Fan Fennie |
| <u>Site</u> | : Various lots in D.D. 26, Shuen Wan Chim Uk, Ting Kok, Tai Po, New Territories |
| <u>Site Area</u> | : About 1,512m ² |
| <u>Lease</u> | : Block Government Lease (demised for agricultural use) |
| <u>Plan</u> | : Approved Ting Kok Outline Zoning Plan (OZP) No. S/NE-TK/19 |
| <u>Zonings</u> | : “Green Belt” (“GB”) (about 86% of the Site); “Village Type Development” (“V”) (about 6% of the Site); and Area shown as ‘Road’ (about 8% of the Site) |
| <u>Application</u> | : Temporary Private Vehicle Park (Private Cars and Light Goods Vehicles Only) for a Period of Three Years and Associated Filling of Land |
| <u>RNTPC’s Decision</u> | : Rejected on 28.2.2025 |
| <u>Subject of Review</u> | : To review the Rural and New Town Planning Committee (RNTPC)’s decision to reject the application |

1. Background

- 1.1 On 26.7.2024, the applicant sought planning permission under section 16 of the Town Planning Ordinance (the Ordinance) for temporary private vehicle park (private cars and light goods vehicles only) for a period of three years and associated filling of land at the application site (**Plan R-1**). On 28.2.2025, the RNTPC of the Town Planning Board (the Board) decided to reject the application.
- 1.2 On 3.4.2025, the applicant applied, under section 17(1) of the Ordinance, for a review of the RNTPC’s decision to reject the application. On 9.4.2025, the applicant submitted supplementary information in support of the review application. The application is scheduled for consideration by the Board at this meeting.

2. Request for Deferment

On 9.6.2025, the applicant wrote to the Secretary of the Board and requested the

Board to defer making a decision on the review application for two months in order to allow more time for preparation of further information (FI) to address departmental comments (**Annex A**).

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, 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 departmental comments.
- 3.2 Should the Board agree to defer making a decision on the review application, the application will be submitted to the Board 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 Board's consideration. The applicant should be advised that the Board 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 Board 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 Board's consideration at the next meeting.

5. Attachments

Annex A
Plan R-1

Email dated 9.6.2025 from the Applicant
Location Plan

PLANNING DEPARTMENT
JUNE 2025