

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/NE-PK/221**

*(for 1<sup>st</sup> Deferment)*

- Applicant** : Ms. POON Mo Kuen Joe represented by R-riches Planning Limited
- Site** : Lots 1511 S.H, 1511 S.I, 1511 S.J, 1511 S.K, 1511 S.Q (Part), 1644 (Part) and 1645 in D.D. 91, Kai Leng, Sheung Shui, New Territories
- Site Area** : About 5,757m<sup>2</sup>
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Ping Kong Outline Zoning Plan (OZP) No. S/NE-PK/11
- Zoning** : “Agriculture” (“AGR”)
- Application** : Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Associated Filling of Land for a Period of 3 Years

**1. Background**

On 14.7.2025, the applicant submitted the current application to seek planning permission for proposed temporary public vehicle park (excluding container vehicle) and associated filling of land for a period of three years at the subject site (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) at this meeting.

**2. Request for Deferment**

On 19.8.2025, the applicant’s representative wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the application for two months in order to allow time 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, 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 issues.

- 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 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 to the Committee for consideration at the next meeting.

**5. Attachments**

**Appendix I  
Plan A-1**

Letter dated 19.8.2025 from the Applicant's Representative  
Location Plan

**PLANNING DEPARTMENT  
SEPTEMBER 2025**