

APPLICATIONS FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATIONS NO. A/NE-KLH/643 & 644

(for 1st Deferment)

- Applicant** : Xiao Ming Engineering Limited represented by Goldrich Planners & Surveyors Ltd.
- Sites** : Lot 610 RP (Part) (Application No. A/NE-KLH/643)
Lots 483 (Part) and 484 (Part) (Application No. A/NE-KLH/644)
both in D.D. 7, Tai Hang Village, Tai Po, New Territories
- Site Areas** : About 1,582m² (Application No. A/NE-KLH/643)
About 1,456m² (Application No. A/NE-KLH/644)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Kau Lung Hang Outline Zoning Plan (OZP) No. S/NE-KLH/11
- Zoning** : “Village Type Development” (“V”)
- Applications** : Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) with Ancillary Facilities for a Period of Five Years on each of the Application Sites

1. Background

On 12.8.2024, the applicant submitted the current applications to seek planning permissions for proposed temporary shop and services (retail shop for hardware groceries and construction materials) with ancillary facilities for a period of five years on each of the application sites (**Plan A-1**).

2. Request for Deferment

On 20.9.2024, 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 applications for two months in order to allow time to prepare further information (FI) to address departmental comments (**Appendix I**). The applications are scheduled for consideration by the Rural and New Town Planning Committee (the Committee) at this meeting.

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 issues.

- 3.2 Should the Committee agree to defer a decision on the applications, the applications 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 applications 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 applications will be submitted to the Committee for consideration at the next meeting.

5. Attachments

**Appendix I
Plan A-1**

Letters dated 20.9.2024 from the Applicant's Representative
Location Plan

**PLANNING DEPARTMENT
OCTOBER 2024**