

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-LT/766

(for 1st Deferment)

<u>Applicants</u>	:	Messrs. LAM Sheung Wa (or Wah) Tso, LAM Shu Wing and LAM Sun Fu represented by WinLi Group Limited T/A WinLi Consulting Engineers
<u>Site</u>	:	Lots 1190 RP and 1192 S.B RP in D.D. 7, Kau Liu Ha, Lam Tsuen, Tai Po
<u>Site Area</u>	:	About 415m ²
<u>Lease</u>	:	Block Government Lease (demised for agricultural use)
<u>Plan</u>	:	Approved Lam Tsuen Outline Zoning Plan No. S/NE-LT/11
<u>Zonings</u>	:	“Village Type Development” (“V”) (about 98.6%) “Agriculture” (“AGR”) (about 1.4%) ¹
<u>Application</u>	:	Temporary Private Vehicle Park (Private Cars Only) for a Period of Three Years

1. Background

On 16.4.2024, the applicants sought planning permission for a temporary private vehicle park (private cars only) for a period of three years at the application site (**Plan A-1**).

2. Request for Deferment

On 21.5.2024, the applicants’ 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 more time for preparation of 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 the first deferment as the justification for deferment meets the criteria as set out in the Town Planning Board

¹ A very minor portion of the Site (about 5.93m² or 1.4%) falls within “AGR” zone, which can be considered as minor boundary adjustment.

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 applicants to prepare FI to address outstanding issues.

- 3.2 Should the Rural and New Town Planning Committee (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 applicants. If the FI submitted by the applicants 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 applicants should be advised that the Committee has allowed a period of 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 applicants' 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

Email dated 21.5.2024 from the applicants' representative
Location Plan

PLANNING DEPARTMENT
JUNE 2024