

RNTPC Paper No. A/NE-LT/773
For Consideration by
The Rural and New Town Planning
Committee on 4.10.2024

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-LT/773

(for 1st Deferment)

Applicant : Mr. CHEUNG Leung Fat represented by Mr. HUI Kwan Yee

Site : Lot 915 RP in D.D. 25, Tai Om, Lam Tsuen, Tai Po, New Territories

Site Area : About 2,841m²

Lease : Block Government Lease (demised for agricultural use)

Plan : Approved Lam Tsuen Outline Zoning Plan No. S/NE-LT/11

Zoning : “Village Type Development” (“V”)

Application : Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years

1. Background

On 19.8.2024, the applicant sought planning permission for a temporary private car park for a period of three years at the application 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 17.9.2024, 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 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 Guidelines on Deferment of Decision on Representations, 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 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 can 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 a period of two months for preparation of FI submission, 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 17.9.2024 from the applicant's representative
Location Plan

**PLANNING DEPARTMENT
OCTOBER 2024**