

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

**APPLICATION NO. A/NE-TKLN/37**

*(For 2<sup>nd</sup> Deferment)*

- Applicant** : Man Chi Consultants and Construction Limited represented by Aikon Development Consultancy Limited
- Site** : Lots 388 S.A, 388 S.B, 388 RP (Part) and 390 RP (Part) in D.D. 78 and adjoining Government Land, Tsung Yuen Ha, Ta Kwu Ling North, New Territories
- Site Area** : About 3,776 m<sup>2</sup> (including Government land of about 47 m<sup>2</sup>)
- Lease** : (i) Block Government Lease (demised for agricultural use) (about 98.7% of the Site)  
(ii) Government Land (about 1.3% of the site)
- Plan** : Approved Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKLN/2
- Zonings** : (i) “Village Type Development” (“V”) (about 99.3% of the Site)  
(ii) “Recreation” (“REC”) (about 0.7% of the Site)
- Application** : Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years

**1. Background**

- 1.1 On 30.10.2020, the applicant submitted a planning application for a proposed temporary public vehicle park (excluding container vehicle) for a period of 3 years at the application site (the Site) (**Plan A-1**).
- 1.2 On 18.12.2020, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months, as requested by the applicant, to allow time for the applicant to prepare further information (FI) to address the departmental comments. The applicant submitted FI on 8.2.2021 including response-to-comments table, revised layout plan and revised traffic impact assessment to address the comments of Transport Department (TD). The application is scheduled for consideration by the Committee on 26.3.2021.

## 2. **Request for Deferment**

On 12.3.2021, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months in order to allow time to prepare FI to address the further comments from TD (**Appendix I**).

## 3. **Planning Department's Views**

- 3.1 The application has been deferred once for two months at the request of the applicant to allow more time to address the departmental comments. Since the last deferment on 18.12.2020, the applicant has submitted FI on 8.2.2021 to address comments from TD. Nevertheless, the applicant needs more time to prepare FI to address further comments from TD.
- 3.2 The Planning Department has no objection to the request for deferment as the justifications for deferment meet 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. 33) in that the applicant needs more time to prepare FI to address the departmental comments, the deferment period is not indefinite, and the deferment would not affect the interests of other relevant parties.
- 3.3 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 further submission 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. Since it is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of four months for preparation of 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 for the Committee's consideration at the next meeting.

## 5. **Attachments**

**Appendix I**  
**Plan A-1**

Letter received on 12.3.2021 from the applicant's representative  
Location Plan

**PLANNING DEPARTMENT**  
**MARCH 2021**