

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-TKLN/57

(for 1st Deferment)

<u>Applicant</u>	: Allied Treasure Development Limited represented by LCH Planning & Development Consultants Limited
<u>Site</u>	: Lots 377, 380 S.A, 380 S.B, 380 S.C and 380 RP in D.D. 78 and Lot 61 S.B RP in D.D. 80, Heung Yuen Wai, Ta Kwu Ling North, New Territories
<u>Site Area</u>	: About 1,924m ²
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2
<u>Zoning(s)</u>	: (i) "Village Type Development" ("V") (about 60.7% of the Site) (ii) "Recreation" ("REC") (about 39.3% of the Site)
<u>Application</u>	: Proposed Temporary Public Vehicle Park (Private Cars Only) and Shop and Services (Convenience Store) with Ancillary Office for a Period of Three Years

1. Background

On 1.6.2023, the applicant submitted the current application to seek planning permission for a proposed temporary public vehicle park (private cars only) and shop and services (convenience store) with ancillary office for a period of three years at the application site (the Site) (**Plan A-1**).

2. Request for Deferment

On 24.7.2023, the applicant's representative wrote to the Secretary of the Town Planning Board (the Board) to request for deferred consideration of 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 the first 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. 33A) in that the deferment would allow the applicant more time to prepare FI to address outstanding issues.
- 3.2 Should the Rural and New Town Planning Committee (the Committee) agree to defer making 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 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 for the Committee's consideration at the next meeting.

5. Attachments

Appendix I	Letter received on 24.7.2023 from the applicant's representative
Plan A-1	Location Plan

PLANNING DEPARTMENT
July 2023