

RNTPC Paper No. A/NE-TKLN/63
For Consideration by the
Rural and New Town Planning
Committee on 8.9.2023

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

APPLICATION NO. A/NE-TKLN/63

(for 1st Deferment)

<u>Applicant</u>	:	Chill Station represented by Man Chi Consultants and Construction Limited
<u>Site</u>	:	Lots 1309 S.B ss.3 and 1313 RP in D.D. 78 and Adjoining Government Land, Ta Kwu Ling North, New Territories
<u>Site Area</u>	:	About 451.5m ² (includes Government Land (GL) of about 103.9m ²)
<u>Leases</u>	:	(i) Block Government Lease (demised for agricultural use) (about 77%) (ii) GL (about 23%)
<u>Plan</u>	:	Approved Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKLN/2
<u>Zoning</u>	:	“Recreation” (“REC”)
<u>Application</u>	:	Proposed Temporary Private Club for a Period of Five Years

1. Background

On 11.7.2023, the applicant sought planning permission for proposed temporary private club for a period of five years at the application site (**Plan A-1**).

2. Request for Deferment

On 31.8.2023, the applicant’s representative wrote to the Secretary of the Town Planning Board to request for deferred consideration of the application for two months in order to prepare further information (FI) to address the 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 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 this is the first deferment requested by the applicant and the deferment would allow the applicant to prepare FI to address outstanding issue(s).

- 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 applicant. If the FI submitted by the applicant 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 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 application will be submitted for the Committee's consideration at the next meeting.

5. Attachments

Appendix I
Plan A-1

Letter dated 31.8.2023 from the applicant's representative
Location Plan

PLANNING DEPARTMENT
SEPTEMBER 2023