

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-TKLN/68

(for 1st Deferment)

<u>Applicant</u>	:	Bliss Achieve Limited represented by DeSPACE (International) Limited
<u>Site</u>	:	Lots 35 RP, 36, 42 RP, 43, 44, 45 RP, 59 RP and 64 S.B RP in D.D. 80 and Adjoining Government Land (GL), Ta Kwu Ling North, New Territories
<u>Site Area</u>	:	About 5,260.2 m ² (includes GL of about 67.8m 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</u>	:	“Recreation” (“REC”)
<u>Application</u>	:	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of Five Years

1. Background

On 28.8.2023, the applicant sought planning permission for proposed temporary public vehicle park (excluding container vehicle) and shop and services for a period of five years at the application site (**Plan A-1**).

2. Request for Deferment

On 18.10.2023, the applicant wrote to the Secretary of the Town Planning Board and requested the Board to defer making a decision on the application for two months in order to allow time 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)¹ in that this is the first deferment requested by the applicant and the deferment would allow the applicant 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 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

Email dated 18.10.2023 from the applicant
Location Plan

PLANNING DEPARTMENT
OCTOBER 2023

¹ TPB PG-No. 33A is applicable to this application as it was received before the promulgation of the revised guidelines TPB PG-No. 33B on 1.9.2023.