

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-TKL/712

(for 1st Deferment)

<u>Applicant</u>	:	Mr CHOY Wai Hang and Mr CHOY Yuk Wah represented by Ms LEE Ha Yu, Venus
<u>Site</u>	:	Lot 365 S.C (Part) in D.D. 84, Tai Po Tin Village, Ping Che, New Territories
<u>Site Area</u>	:	About 370m ²
<u>Lease</u>	:	Block Government Lease (demised for agricultural use)
<u>Plan</u>	:	Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No. S/NE-TKL/14
<u>Zonings</u>	:	(i) "Agriculture" ("AGR") (about 357 m ² or 96.4% of the Site) (ii) "Village Type Development" ("V") (about 13.4 m ² or 3.6% of the Site)
<u>Application</u>	:	Renewal of Planning Approval for Temporary Private Car Park for a Period of Three Years until 11.3.2026

1. Background

On 23.11.2022, the applicant submitted the current application to seek renewal planning permission to continue using the application site (the Site) for a temporary private car park for a period of three years until 11.3.2026 (**Plan A-1**).

2. Request for Deferment

On 10.1.2023, the applicant's representative wrote to the Secretary of the Town Planning Board to request for deferred consideration of the application for one month 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 one month 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 10.1.2023 from the applicant's representative
Location Plan

PLANNING DEPARTMENT
JANUARY 2023