

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-TKL/742

(for 2nd Deferment)

<u>Applicants</u>	: Mr YIP Tin Fat and Mr YIP Tim Fu represented by Mr PANG Hing Yeun
<u>Site</u>	: Lot 1495 S.B ss.2 RP in D.D. 76, Hung Leng, Fanling, New Territories
<u>Site Area</u>	: About 275.6m 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>Zoning</u>	: “Agriculture” (“AGR”)
<u>Application</u>	: Temporary Private Vehicle Park (PVP) (Private Cars and Light Goods Vehicles) for a Period of Three Years

1. Background

- 1.1 On 11.10.2023, the applicants submitted the current application to seek planning permission for a temporary PVP (private cars and light goods vehicles) for a period of three years at the application site (the Site) (**Plan A-1**).
- 1.2 On 8.12.2023, 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 applicants’ representative, to allow time to prepare further information (FI) to address department comments. On 17.1.2024 and 25.1.2024, the applicants’ representative submitted FIs to address departmental comments.

2. Request for Deferment

On 11.3.2024, the applicants’ 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 address departmental comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for the second 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. 33B) in that the deferment would allow the applicants to prepare FI to address outstanding issues.
- 3.2 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 applicants. If the FI submitted by the applicants 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 applicants should be advised that the Committee has allowed a period of four months for preparation of the submission of FI. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

4. Decision Sought

The Committee is invited to consider whether or not to accede to the applicants' request for deferment. If the request is not acceded to, the application will be submitted to the Committee for consideration at the next meeting.

5. Attachments

Appendix I
Plan A-1

Email received on 11.3.2024 from the applicants' representative
Location Plan

PLANNING DEPARTMENT
MARCH 2024