

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

**APPLICATIONS NO. A/NE-TK/755 and 756**  
***(for 1<sup>st</sup> Deferment)***

- Applicants** : (i) Sun Richway Limited (Application No. A/NE-TK/755)  
(ii) King Property Investments Limited (Application No. A/NE-TK/756)  
all represented by R-riches Property Consultants Limited
- Sites** : (i) Lots 1343 S.B ss.1 (Part), 1343 S.B RP, (Application No. A/NE-TK/755)  
1346 S.B ss.1 (Part), 1346 S.B RP, 1347  
S.A (Part), 1347 RP, 1349, 1350, 1351  
RP, 1352 S.A, 1355 RP, 1356 RP and  
1361 RP (Part) and adjoining government  
land  
(ii) Lots 1352 RP and 1353 RP (Application No. A/NE-TK/756)  
all in D.D. 17, Ting Kok, Tai Po, New Territories
- Areas** : (i) About 1,607m<sup>2</sup> (including government (Application No. A/NE-TK/755)  
land of about 81m<sup>2</sup>)  
(ii) About 898m<sup>2</sup> (Application No. A/NE-TK/756)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Ting Kok Outline Zoning Plan (OZP) No. S/NE-TK/19
- Zoning** : “Open Space” (“O”)
- Applications**: Proposed Temporary Eating Place with Ancillary Facilities for a Period of 5  
Years on each of the application sites

**1. Background**

On 15.7.2022, the applicants submitted planning applications for proposed temporary eating place with ancillary facilities for a period of 5 years at each of the application sites (**Plan A-1**). The applications are scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting.

**2. Request for Deferment**

On 25.8.2022, the applicants’ representative wrote to the Secretary of the Board and requested the Board to defer the consideration of the applications 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 Planning Department has no objection to the requests 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 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 applications, the applications 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 applications 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 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 applicants' requests for deferment. If the requests are not acceded to, the applications will be submitted to the Committee for consideration at the next meeting.

**5. Attachments**

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| <b>Appendix I</b> | Letters dated 25.8.2022 from the applicants' representative |
| <b>Plan A-1</b>   | Location Plan   |

**PLANNING DEPARTMENT  
SEPTEMBER 2022**