

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

**APPLICATIONS NO. A/NE-TK/766**  
***(for 2<sup>nd</sup> Deferment)***

- Applicant** : Mr. WONG Kwok Tai represented by Toco Planning Consultants Limited
- Site** : Lots 232B (Part), 234 (Part), 247 S.B (Part), 251 S.A & S.B (Part) and 252 (Part) in D.D. 29, Ting Kok, Tai Po, New Territories
- Site Area** : About 4,605.3m<sup>2</sup>
- Lease** : Block Government Lease (demised for agricultural and house purpose)
- Plan** : Approved Ting Kok Outline Zoning Plan (OZP) No. S/NE-TK/19
- Zonings** : “Coastal Protection Area” (“CPA”) (about 73%) and “Agriculture” (“AGR”) (about 27%)
- Application** : Filling and Excavation of Land for Permitted Agricultural Use

**1. Background**

- 1.1 On 24.11.2022, the applicant submitted the current application to seek planning permission for filling and excavation of land for permitted agricultural use at the application site (**Plan A-1**).
- 1.2 On 13.1.2023, 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 applicant, to allow time to prepare further information (FI) to address departmental and public comments.
- 1.3 On 13.3.2023 and 15.3.2023, the applicant submitted FI to address departmental and public comments.

**2. Request for Deferment**

On 21.4.2023, the applicant’s representative wrote to the Secretary of the Board and requested to defer consideration of the application for two months in order to allow time to prepare FI 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. 33A) in that the applicant needs more time to prepare FI to address departmental comments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.
- 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 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 a total 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 applicant's 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**

Letter dated 21.4.2023 from the Applicant's Representative  
Location Plan

**PLANNING DEPARTMENT**  
**MAY 2023**