

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

**APPLICATIONS NO. A/NE-TK/772 and 773**  
*(for 1<sup>st</sup> Deferment)*

**Applicants** : (i) Sun Richway Limited (Application No. A/NE-TK/772)  
(ii) King Property Investments Limited (Application No. A/NE-TK/773)  
all represented by R-riches Property Consultants Limited

**Sites** : (i) Lots 1343 S.B ss.1 (Part), 1343 S.B (Application No. A/NE-TK/772)  
RP, 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 (GL)  
(ii) Lots 1352 RP and 1353 RP and (Application No. A/NE-TK/773)  
adjoining GL  
all in D.D. 17, Ting Kok, Tai Po, New Territories

**Areas** (i) About 1,607m<sup>2</sup> (including GL of (Application No. A/NE-TK/772)  
about 81m<sup>2</sup>)  
(ii) About 923m<sup>2</sup> (including GL of about (Application No. A/NE-TK/773)  
25m<sup>2</sup>)

**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 Five Years on each of the application sites

**1. Background**

On 23.3.2023, the applicants submitted planning applications to seek planning permission for proposed temporary eating place with ancillary facilities for a period of five years at each of the application sites (**Plan A-1**).

**2. Requests for Deferment**

On 5.5.2023, the applicants’ representative wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on 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 The Planning Department has no objection to the requests for deferment as the justifications 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 these are the first deferments requested by the applicants and the deferments would allow the applicants 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 applications, the applications will be submitted to the Committee for consideration within two months upon receipt of FI from the applicants. If the FI submitted by the applicants is not substantial and could 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 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**

**Appendix I  
Plan A-1**

Letters dated 5.5.2023 from the applicants' representative  
Location Plan

**PLANNING DEPARTMENT  
MAY 2023**