

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-TK/781

(for 2nd Deferment)

- Applicants** : Mr. WONG Wai Wah (Manager of Wong Tsan Fui Tso and Wong Yuk Tong Tso), Mr. WONG Tim Hay (Manager of Wong Tsan Fui Tso), Mr. WONG Wan Loi (Manager of Wong Yuk Tong Tso) and Mr. TING Dor Poa represented by Mr. LAU Chee Sing
- Site** : Lots 541, 542 (Part) and 551 S.A in D.D. 28, Tai Mei Tuk, Tai Po, New Territories
- Site Area** : About 610m²
- Lease** : Block Government Lease (demised for agricultural purpose)
- Plan** : Approved Ting Kok Outline Zoning Plan (OZP) No. S/NE-TK/19
- Zoning** : “Green Belt” (“GB”)
- Application** : Proposed Filling of Land for Permitted Agricultural Use

1. Background

- 1.1 On 26.7.2023, the applicants submitted the current application to seek planning permission for proposed filling of land for permitted agricultural use at the application site (**Plan A-1**).
- 1.2 On 22.9.2023, 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, to allow time to prepare further information (FI) to address departmental comments.
- 1.3 On 5.10.2023, the applicants submitted FI to address departmental comments.

2. Request for Deferment

On 17.11.2023, the applicants’ representative wrote to the Secretary of the Board and requested the Board to defer consideration of the application for two months in order to prepare FI and allow time to consult relevant government departments (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for the second 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 applicants need more time to prepare FI and consult relevant government departments, 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 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 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 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

Letter dated 17.11.2023 from the applicants' representative
Location Plan

PLANNING DEPARTMENT
NOVEMBER 2023