

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

**APPLICATION NO. A/YL-KTN/633**  
***(3<sup>rd</sup> Deferment)***

- Applicant** : Mr. TANG Wai-Ip
- Site** : Lots 1243 S.B RP (Part) and 1296 RP in D.D. 109, Kong Tai Road, Kam Tin, Yuen Long
- Site Area** : 1,756 m<sup>2</sup>
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/9
- Zoning** : “Village Type Development” (“V”)  
[maximum building height of 3 storeys (8.23m)]
- Application** : Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years

**1. Background**

- 1.1 On 19.9.2018, the applicant submitted the subject application to seek planning permission to use the application site (the Site) (**Plan A-1**) for temporary public vehicle park (excluding container vehicle) for a period of 5 years.
- 1.2 On 16.11.2018, the Rural and New Town Planning Committee (the Committee) agreed to defer a decision on the application, as requested by the applicant, to allow two months’ time for the applicant to prepare further information (FI) to address departmental comments. Since the first deferment, the applicant submitted FI on trip generation and parking arrangement to address departmental comments.
- 1.3 On 8.3.2019, the Committee agreed to further defer a decision on the application, as requested by the applicant, to allow another two months’ time for preparation of FI to address the comments of the relevant department. On 6.5.2019, 24.6.2019 and 27.6.2019, the applicant submitted FI on operation details, parking arrangement and further justifications in response to government department’s comments. The application is scheduled for the Committee’s consideration on 5.7.2019.

**2. Request for Deferment**

On 28.6.2019, the applicant wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the application so as to allow two months' time for preparation of FI in response to departmental comments (**Appendix I**).

**3. Planning Department's Views**

3.1 The application has been deferred twice for four months at the request of the applicant to allow more time to prepare FI to address departmental comments. Since the second deferment on 8.3.2019, the applicant has submitted FI on 6.5.2019, 24.6.2019 and 27.6.2019 to address departmental comments, as detailed in paragraph 1.3 above. Nevertheless, the applicant explains that more time is needed to prepare FI to address the further comments of concerned department.

3.2 The Planning Department has no objection to the request for 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. 33) in that the applicant needs more time to prepare FI in response to departmental comments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.

3.3 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 applicant. If the FI submitted by the applicant is not substantial and can be processed within a shorter time, the application could be submitted to an earlier meeting for Committee's consideration. The applicant should be advised that the Committee has allowed a further two months for the applicant to prepare the submission of FI. Since it is the third deferment of the application, the applicant should be advised that the Committee has allowed a total of six months for preparation of submission of FI as requested by the applicant, 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 applicant's request for deferment. If the request is not acceded to, the application will be submitted for the Committee's consideration at the next meeting.

**5. Attachments**

<b>Appendix I</b>	E-mail received on 28.6.2019 from the applicant requesting for deferment
<b>Plan A-1</b>	Location Plan