

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/KTN/56
(for 2nd Deferment)

- Applicant** : Mr. TAI CHI SING
- Site** : Lots 91 (Part) and 94 S.A RP (Part) in D.D. 95, Ho Sheung Heung, Kwu Tung North, Sheung Shui, New Territories
- Site Area** : 2,712 m²
- Land Status** : Old Schedule lots held under the Block Government Lease (demised for agricultural use)
- Plan** : Approved Kwu Tung North Outline Zoning Plan (OZP) No. S/KTN/2
- Zoning** : “Residential (Group B)” (“R(B)”) (about 74.1%) and an area shown as ‘Road’ (about 25.9%)
- Application** : Temporary Container Vehicle Park (including Light and Heavy Goods Vehicles) for a Period of 3 Years

1. Background

- 1.1 The applicant seeks planning permission for temporary container vehicle park (including light and heavy goods vehicles) at the application site for a period of three years (**Plan A-1**).
- 1.2 On 21.12.2018, the Rural and New Town Planning Committee (the Committee) agreed to defer a decision on the application for two months, as requested by the applicant, to allow time for the applicant to prepare further information (FI) to address departmental comments. Upon receipt of the applicant’s FI on 17.1.2019, the application is scheduled for consideration by the Committee on 8.3.2019.

2. Request for Deferment

On 13.2.2019, the applicant wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to further defer the consideration of the application for another two months in order to allow time for the applicant to prepare FI to address

comments of Lands Department (LandsD) and Chief Town Planner/Urban Design & Landscape , Planning Department (CTP/UD&L, PlanD) (**Appendix I**).

3. Planning Department's Views

- 3.1 The application has been deferred once for two months at the request of the applicant to allow time for the applicant to address departmental comments. Since the first deferment on 21.12.2018, the applicant submitted FI on 17.1.2019 to address comments of Transport Department, LandsD and PlanD. However, there are further comments from Government departments. The applicant therefore needs more time to prepare FI to address the comments.
- 3.2 The Planning Department has no objection to the request for 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. 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 making 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 can 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 further two months for preparation of FI submission. Since it is the second deferment, the applicant should also be advised that the Committee has allowed a total of four months for preparation of FI submission, 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 to the Committee for consideration at the next meeting.

5. Attachments

Appendix I	Letter of 13.2.2019 from the applicant
Plan A-1	Location Plan