

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-KTS/840
(for 2nd Deferment)

- Applicant** : Chun Fai Construction Engineering Company Limited
- Site** : Lot 133 RP (Part) in D.D. 113 and adjoining Government land, Kam Tin, Yuen Long
- Site Area** : About 596m² (including about 100m² of Government land (17%))
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Kam Tin South Outline Zoning Plan (OZP) No. S/YL-KTS/15
- Zoning** : “Agriculture” (“AGR”)
- Application** : Temporary Open Storage of Construction Materials and Machinery, Office, Staff Rest Room and Store Room for a Period of 3 Years

1. Background

- 1.1 On 24.12.2019, the applicant submitted the subject application to seek planning permission to use the application site (the Site) (**Plan A-1**) for temporary open storage of construction materials and machinery, office, staff rest room and store room for a period of 3 years.
- 1.2 On 26.5.2020, 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 to address the departmental comments. Subsequently, on 28.7.2020, the applicant submitted further information on traffic arrangement of the development to address departmental comments. The application is scheduled for consideration by the Committee on 18.9.2020.

2. Request for Deferment

On 9.9.2020, the applicant wrote to the Secretary of the Board and requested the Town Planning Board (the Board) to defer making a decision on the application to allow two

months' time for preparation of further information to address comments of the Transport Department (**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 more time to address the departmental comments. Since the first deferment on 26.5.2020, the applicant submitted further information on 28.7.2020 to address departmental comments. The applicant explains that more time is needed to address further departmental comments.

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 further information in response to 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 further submission from the applicant. If the further information 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. Since it is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of four months for preparation of submission of further information 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

Appendix I Email dated 9.9.2020 from the applicant requesting for deferment

Plan A-1 Location Plan