

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TP/649
(for 2nd Deferment)

- Applicant** : Ms. MOK Pui Ling represented by Toco Planning Consultants Ltd.
- Site** : Government land adjoining Lot 2060 in D.D. 6, Kam Shek New Village, Tai Po
- Site Area** : About 32m²
- Lease** : Government land
- Plan** : Draft Tai Po Outline Zoning Plan (OZP) No. S/TP/27
- Zoning** : “Village Type Development” (“V”)
- Application** : Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of Three Years

1. Background

- 1.1 On 6.4.2018, the applicant sought planning permission for temporary eating place (outside seating accommodation of a restaurant) for a period of 3 years at the application site (the Site) (**Plan A-1**).
- 1.2 On 1.6.2018, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer a decision on the application for one month, as requested by the applicant’s representative, to allow time for the applicant to prepare further information (FI) in support of the application. On 7.6.2018 and 20.7.2018, the applicant’s representative submitted FI providing response to departmental comments. The application is scheduled for consideration by the Committee on 3.8.2018.

2. Request for Deferment

On 24.7.2018, the applicant’s representative wrote to the Secretary of the Board requesting the Board to further defer making a decision on the application for another

two months to allow time for the applicant to address Lands Department (LandsD)'s comments (**Appendix I**).

3. Planning Department's Views

3.1 The application has been deferred once for one month at the request of the applicant to allow more time to address departmental and public comments. Since the first deferment on 1.6.2018, the applicant's representative has submitted FI providing response to departmental comments. The applicant needs more time for the preparation of FI to address the concerns of LandsD.

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.

3.2 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 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 the Committee's consideration. The applicant should be advised that the Committee has allowed two months for preparation of submission of FI. Since it is the second deferment of the application, the applicant should be advised that the Board has allowed a total of 3 months for preparation of 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 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 from the applicant's representative dated 24.7.2018
Plan A-1 Location plan