

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

**APPLICATION NO. A/TM-SKW/103**  
***(for 3<sup>rd</sup> Deferment)***

- Applicant** : Woo Ting Kwun Tso alias Woo Kwun Ting Tso represented by Mr. Wu Yuk Choi
- Application Premises** : Lot 241 in D.D.385, So Kwun Wat, Tuen Mun, New Territories
- Floor Area** : About 2,700m<sup>2</sup>
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved So Kwun Wat Outline Zoning Plan (OZP) No. S/TM-SKW/13
- Zoning** : “Village Type Development” (“V”)  
[restricted to maximum building height of 3 storeys (8.23m)]
- Application** : Temporary Private Vehicle Park for Private Cars and Light Goods Vehicles (Excluding Container Vehicles) for a Period of 3 Years

**1. Background**

- 1.1. On 21.5.2019, the applicant sought planning permission for temporary private vehicle park for private cars and light goods vehicles (excluding container vehicles) for a period of 3 years at the application site (the Site) (**Plan A-1**).
- 1.2. On 19.7.2019, 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 two months, as requested by the applicant, so as to allow sufficient time for preparation of further information (FI) to address departmental comments.
- 1.3. On 11.9.2019, the applicant further requested the Committee to defer a decision on the application for two months to allow sufficient time to prepare FI to address further comments of the Drainage Services Department. On 4.10.2019, the Committee agreed to defer a decision on the application as requested by the applicant (**Appendix I**).
- 1.4. On 5.8.2019, 19.8.2019, 26.8.2019 and 23.10.2019, the applicant submitted four FIs to address the departmental comments. The application is scheduled for consideration by the Committee at this meeting.

## 2. **Request for Deferment**

On 27.11.2019 and 29.11.2019, the applicant's representative wrote to the Secretary of the Board through mail and email respectively and requested the Board to defer making a decision on the application for another two months so as to allow time for preparation of FI to address further departmental comments (**Appendix IIa** and **Appendix IIb**).

## 3. **Planning Department's Views**

- 3.1. The application has been deferred twice for a total of four months upon the requests of the applicant. Since the last deferment, the applicant had submitted FI, including response to comments of government departments and a revised drainage proposal. The current request for deferment submitted by the applicant is to allow time for preparing FI 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.
- 3.3. 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 the preparation of 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 (including the previous deferments) 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**

<b>Appendix I</b>	Letter of 18.10.2019 from the Secretary of the Board
<b>Appendix IIa</b>	Letter of 27.11.2019 from the applicant's representative requesting for deferment
<b>Appendix IIb</b>	Email of 29.11.2019 from the applicant's representative requesting for deferment
<b>Plan A-1</b>	Location Plan