

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TM-SKW/103

(2nd Deferment)

- Applicant** : Woo Ting Kwun Tso alias Woo Kwun Ting Tso represented by Mr. Wu Yuk Choi
- Application Site** : Lot 241 in D.D.385, So Kwun Wat, Tuen Mun, New Territories
- Site Area** : About 2,700m²
- 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 to use the application site (the Site) for proposed temporary private vehicle park for private cars and light goods vehicles (excluding container vehicles) for a period of 3 years (**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. The applicant submitted FI on 5, 19 and 26.8.2019. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 11.9.2019, the applicant wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months to allow time to respond to departmental comments (**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 sufficient time to address departmental comments received on the application. Since the last deferment, the applicant has submitted FI, including technical notes on the traffic impact arising from the proposed private vehicle park and drainage proposal in response to comments of government departments. The applicant needs more time to prepare FI in response to departmental comments.
- 3.2 PlanD 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 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 Committee has allowed a total of four months (including the previous deferment) 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	Applicant's letter dated 11.9.2019 requesting for deferment
Plan A-1	Location Plan

**PLANNING DEPARTMENT
OCTOBER 2019**