

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

**APPLICATION NO. A/KTN/46  
*(for 2<sup>nd</sup> Deferment)***

- Applicant** : Mr. Ng Sze Kwan represented by R-riches Property Consultants Limited
- Site** : Lot 1391 RP (Part) in D.D. 95, Ho Sheung Heung, Sheung Shui, New Territories
- Site Area** : 53.6m<sup>2</sup>
- 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
- Zonings** : “Village Type Development” (“V”)
- Application** : Proposed Temporary Shop and Services for a Period of 3 Years

**1. Background**

- 1.1 The applicant seeks planning permission for proposed temporary shop and services for a period of 3 years at the application site (**Plan A-1**).
- 1.2 On 20.7.2018, 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 (FI) to address public comments.

**2. Request for Deferment**

On 24.9.2018, the applicant wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer the consideration of the application in order to allow two months’ time for the applicant to prepare FI to address Lands Department’s comments. The applicant has sought legal advices on lease matters and needs more time for searching the relevant information (**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 public comments. After the first deferment on 20.7.2018, the applicant received comments from Lands Department on lease matters and 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 need 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 two months for preparation of submission of FI. Since it is the second deferment of the application, the applicant should also be advised that the Committee has allowed a total of four 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**

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| <b>Appendix I</b> | Letter of 24.9.2018 from the applicant |
| <b>Plan A-1</b>   | Location Plan                          |

**PLANNING DEPARTMENT  
OCTOBER 2018**