

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/KTN/51
(for 1st Deferment)

- Applicant** : Best Creation Development Limited
- Site** : Lots 736 RP (Part), 738 RP (Part) and 739 RP in D.D. 95 and Adjoining Government Land, Kwu Tung North, New Territories
- Site Area** : 2,283 m² (including 836 m² of Government land)
- 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
- Zoning** : “Open Space” (“O”) (about 57.1%);
“Other Specified Uses” annotated “Business and Technology Park” (“OU(BTP)”) (about 33.2%); and
an area shown as ‘Road’ (about 9.8%)
- Application** : Temporary Warehouse and Vehicle Repair Workshop with Ancillary Office and Staff Rest Room for a Period of 3 Years

1. Background

The applicant seeks planning permission for temporary warehouse and vehicle repair workshop with ancillary office and staff rest room at the application site for a period of three years (**Plan A-1**). The application was scheduled for consideration by the Rural and New Town Planning Committee (the Committee) on 19.10.2018.

2. Request for Deferment

On 11.10.2018, 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 one month’s time for the applicant to prepare further information to address Transport Department’s comments (**Appendix I**).

3. Planning Department's Views

- 3.1 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 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 making a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of further information 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. The applicant should be advised that the Committee has allowed one month for preparation of submission of further information, 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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| Appendix I | Letter of 11.10.2018 from the applicant |
| Plan A-1 | Location Plan |

**PLANNING DEPARTMENT
OCTOBER 2018**