

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

**APPLICATION NO. A/KTN/51
*(for 2nd 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, about 36.6%)
- 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

- 1.1 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**).
- 1.2 On 19.10.2018, the Rural and New Town Planning Committee (the Committee) agreed to defer a decision on the application for one month, as requested by the applicant, to allow time for the applicant to prepare further information (FI) to address Government department’s comments. Upon receipt of the applicant’s FI on 5.11.2018, the application is scheduled for considered by the Committee at this meeting.

2. Request for Deferment

On 22.11.2018, the applicant wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to further defer the consideration of the application for

another two months to allow time for the applicant to prepare FI to address departmental 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 time for the applicant to address Transport Department's comments. Since the first deferment on 19.10.2018, the applicant has submitted FI on vehicular access and parking arrangement. However, there are further comments from Government department. The applicant therefore 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 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 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 preparation of FI. Since it is the second deferment, the applicant should also be advised that the Committee has allowed a total of three 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 of 22.11.2018 from the applicant
Plan A-1	Location Plan