

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

**APPLICATION NO. A/KTN/52  
(for 1<sup>st</sup> Deferment)**

- Applicant** : Sun Kong Motoring Service Limited represented by Metro Planning and Development Company Limited
- Site** : Lots 880 S.C RP (Part), 903 (Part), 904 and 905 (Part) in D.D. 92 and Adjoining Government Land, Yin Kong, Sheung Shui, New Territories
- Site Area** : 1,940 m<sup>2</sup> (including about 220 m<sup>2</sup> 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** : “Other Specified Uses” annotated “Business and Technology Park” (“OU(BTP)”) (about 44.4%);  
“Other Specified Uses” annotated “Amenity Area” (“OU(A)”) (about 21.6%); and  
an area shown as ‘Road’ (about 33.0%)
- Application** : Proposed Temporary Vehicle Repair Workshop for a Period of 3 Years

**1. Background**

The applicant seeks planning permission for proposed temporary vehicle repair workshop 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 two months’ time for the applicant to prepare further information to address the comments of Urban Design & Landscape Section, Planning Department (**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 two months 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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| <b>Appendix I</b> | Letter of 11.10.2018 from the applicant |
| <b>Plan A-1</b>   | Location Plan                           |

**PLANNING DEPARTMENT  
OCTOBER 2018**