

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

**APPLICATION NO. A/TM/524**  
*(for 2<sup>nd</sup> Deferment)*

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|--------------------------------|---|--|
| <b><u>Applicant</u></b>        | : | WONG, Fung-ying represented by Goldrich Planners & Surveyors Limited   |
| <b><u>Application Site</u></b> | : | Lots 307 RP (Part), 308 RP (Part), 309 (Part), 310 and 311(Part) in D.D. 375, So Kwun Wat, Tuen Mun, New Territories |
| <b><u>Site Area</u></b>        | : | 989.13m <sup>2</sup>   |
| <b><u>Lease</u></b>            | : | Block Government Lease (demised for agricultural use)  |
| <b><u>Plan</u></b>             | : | Draft Tuen Mun Outline Zoning Plan (OZP) No. S/TM/34   |
| <b><u>Zoning</u></b>           | : | “Village Type Development” (“V”)<br>[Restricted to a maximum building height of 3 storeys (8.23m)]                   |
| <b><u>Application</u></b>      | : | Temporary Eating Place for a Period of Six Years   |

**1. Background**

- 1.1 On 7.5.2018, the applicant sought planning permission to use the application site (the Site) for temporary eating place for a period of 6 years (**Plan A-1**).
- 1.2 On 6.7.2018, 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 to address departmental comments. On 11.7.2018, the applicant submitted further information to reactivate the case. The application is scheduled for consideration by the Committee at this meeting.

**2. Request for Deferment**

On 18.9.2018, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for a further two months in order to allow sufficient time for preparation of further information in support of the planning application and to address 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. Since the last deferment on 6.7.2018, the applicant has submitted further information, including revised layout plan, drainage proposal, sewerage impact assessment and responses to comments, to address departmental comments. The current request for deferment submitted by the applicant on 18.9.2018 is to allow sufficient time for addressing the recent departmental comments.
- 3.2. The Planning Department has no objection to the request for deferment as the justifications for deferment meet 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.
- 3.3. 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 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 a maximum period of two months for preparation of submission of further information. 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 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 for the Committee's consideration at the next meeting.

### **5. Attachments**

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| <b>Appendix I</b> | Letter received on 18.9.2018 from the applicant's representative |
| <b>Plan A-1</b>   | Location Plan  |

**PLANNING DEPARTMENT  
OCTOBER 2018**