

REVIEW OF APPLICATION NO. A/KTN/34
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE

(For 1st Deferment)

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| <u>Applicant</u> | : Zurich Limited |
| <u>Site</u> | : Lots 744 and 749 in D.D.92 and Adjoining Government Land, Yin Kong, Sheung Shui, N. T. |
| <u>Site Area</u> | : 2,227 m ² (about) (including 103m ² of Government land) |
| <u>Lease</u> | : Old Schedule Agricultural Lots governed by the Block Government Lease |
| <u>Plan</u> | : Approved Kwu Tung North Outline Zoning Plan (OZP) No. S/KTN/2 |
| <u>Zoning</u> | : “Open Space” (“O”) (about 66.1%); “Other Specified Use” annotated “Nature Park” (“OU(Nature Park)”) (about 10.5%); and an area shown as ‘Road’ (about 23.4%) |
| <u>Application</u> | : Temporary Warehouse of Industrial and Construction Materials with Ancillary Workshop for a Period of 3 Years |
| <u>RNTPC’s Decision</u> <u>[Date of Consideration]</u> | : Rejected [13.10.2017] |
| <u>Subject of Review</u> | : To review the Rural and New Town Planning Committee (RNTPC)’s decision to reject the application |

1. Background

- 1.1 On 28.4.2017, the applicant sought planning permission for temporary warehouse of industrial and construction materials with ancillary workshop for a period of 3 years at the application site (the Site) (**Plan R-1**) under s.16 of the Town Planning Ordinance (the Ordinance). On 13.10.2017, RNTPC of the Town Planning Board (the Board) rejected the application.
- 1.2 On 16.11.2017, the applicant applied, under section 17(1) of the Ordinance, for a review of RNTPC’s decision to reject the application. The review application is scheduled for consideration by the Board on 2.2.2018.

2. Request for Deferment

On 25.1.2018, the applicant wrote to the Secretary of the Board and requested the Board to defer the consideration of the application in order to allow about two months' time to address departmental comments (**Appendix I**).

3. Planning Department's Views

3.1 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.

3.2 Should the Board agree to defer making a decision on the application, the application will be submitted to the Board for consideration within three 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 Board's consideration. The applicant should be advised that the Board 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 Board 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 Board for consideration at the next meeting.

5. Attachment

Appendix I Letter dated on 25.1.2018 from the applicant

Plan R-1 Location Plan

**PLANNING DEPARTMENT
FEBRUARY 2018**