

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/KTN/85
(1st Deferment)

<u>Applicant</u>	:	Best Mark International Development Limited represented by Metro Planning and Development Company Limited
<u>Site</u>	:	Lot 540RP (Part) in D.D. 92 and Adjoining Government Land, Castle Peak Road, Kwu Tung, Sheung Shui, New Territories
<u>Site Area</u>	:	630 m ² (about) (including about 15 m ² of Government Land)
<u>Land Status</u>	:	Old Schedule Agricultural Lot held under the Block Government Lease (demised for agricultural use)
<u>Plan</u>	:	Approved Kwu Tung North Outline Zoning Plan No. S/KTN/2
<u>Zonings</u>	:	“Agriculture” (“AGR”) (about 83.7%) and “Other Specified Uses” annotated “Amenity Area” (“OU(A)”) (about 16.3%)
<u>Application</u>	:	Temporary Shop and Services (Convenience Store, Selling of Construction Materials and Showroom for Koi) and Office for a Period of 3 Years

1. Background

- 1.1 On 8.4.2022, the applicant submitted the current application to seek planning permission for temporary shop and services (convenience store, selling of construction materials and showroom for koi) and office for a period of 3 years at the subject site (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) at this meeting.

2. Request for Deferment

- 2.1 On 15.5.2022, the applicant’s representative wrote to Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the application for two months in order for the applicant to prepare further information to address the departmental comments (**Appendix I**).

3. Planning Department's View

- 3.1 The Planning Department has no objection to the request for first 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. 33A) 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 submission from the applicant. If the further information submitted by the applicant is not substantial and could 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 the 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

Appendix I	Applicant's letter dated 15.5.2022
Plan A-1	Location Plan

**PLANNING DEPARTMENT
MAY 2022**