

RNTPC Paper No. A/NE-KTS/507
For Consideration by the Rural and
New Town Planning Committee
on 1.6.2022

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-KTS/507
(for 1st Deferment)

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| <u>Applicant</u> | : Hau Lo Fat represented by T.H. & Associates Limited |
| <u>Site</u> | : Lot 495 S.A. ss5 and ss6 in D.D. 92, Kam Tsin, Kwu Tung South |
| <u>Site Area</u> | : About 270.7m ² |
| <u>Lease</u> | : Block Government Lease (demised for agricultural use) |
| <u>Plan</u> | : Approved Kwu Tung South Outline Zoning Plan (OZP) No. S/NE-KTS/18 |
| <u>Zoning</u> | : “Village Type Development” (“V”) |
| <u>Application</u> | : Proposed temporary private vehicle park for private car only for a period of 3 years |

1. Background

- 1.1 On 10.2.2022, the applicant submitted the current application to seek planning permission for temporary public vehicle park for private cars only for a period of 3 years at the subject site (**Plan A-1**).
- 1.2 In view of COVID-19 and the latest special work arrangement for government departments announced by the Government, the Rural and New Town Planning Committee (the Committee), on 1.4.2022, agreed to defer making a decision on some of the applications, including Application No. A/NE-KTS/507. The application is now scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 23.5.2022, the applicant’s representative wrote to the Secretary, Town Planning Board (the Board) and requested the Board to further defer making a decision on the application for two months in order to allow time for preparation of further information to address Transport Department’s comments (**Appendix I**).

3. **Planning Department's View**

- 3.1 The Planning Department has no objection to the request for the 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 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 a total of two months for preparation of the submission of further information, 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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| Appendix I | Applicant's representative letter dated 23.5.2022 |
| Plan A-1 | Location Plan |

**PLANNING DEPARTMENT
MAY 2022**