

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-KTS/514

(for 2nd Deferment)

<u>Applicant</u>	: Mr. Wong Chun Hung and Ms. To Nu
<u>Site</u>	: Lots 1669 S.A ss.1 RP (Part), 1670 S.A ss.1 RP, 1671 S.A ss.1, 1673 S.A and 1675 S.B ss.1 S.A RP (Part) in D.D.100 and Adjoining Government Land, Kwu Tung South, Sheung Shui, New Territories
<u>Site Area</u>	: 1,086.09 m ² (about) (including about 582.28 m ² of Government Land (GL) (about 53.6%))
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Approved Kwu Tung South Outline Zoning Plan No. S/NE-KTS/18
<u>Zoning</u>	: “Recreation” (“REC”)
<u>Application</u>	: Temporary Warehouse (Electronic Parts and Construction Materials) with Ancillary Office for a Period of 3 Years

1. Background

- 1.1 On 19.8.2022, the applicant submitted the current application to seek planning permission for temporary warehouse (electronic parts and construction materials) with ancillary office for a period of 3 years at the application site (**Plan A-1**).
- 1.2 On 14.10.2022, the Rural and New Town Planning Committee (the Committee) agreed to defer making a decision on the application for two months as requested by the applicant, to allow time for the applicant to prepare further information to address departmental comments.
- 1.3 On 19.9.2022 and 5.10.2022, the applicant submitted further information to address departmental and public comments. The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) on 9.12.2022.

2. Request for Deferment

On 22.11.2022, the applicant wrote to the 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 to prepare further information to address departmental comments (**Appendix I**).

3. Planning Department's Views

3.1 The Planning Department has no objection to the request for the second 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 four months for preparation of the submission of further information. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

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

Appendix I Applicant's email 22.11.2022

Plan A-1 Location Plan

**PLANNING DEPARTMENT
DECEMBER 2022**