

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-KTS/527

(for 1st Deferment)

<u>Applicant</u>	: Empire Famous Limited and Right East Consultants Limited represented by KJL Limited
<u>Site</u>	: Lots 1623 S.B, 1624 S.A to S.I, 1624 RP, 1626, 1628, 1629, 1631 to 1637 and 1666 S.C RP in D.D. 100 and adjoining Government Land, Ying Pun, Kwu Tung South, New Territories
<u>Site Area</u>	: 16,710.2m ² (about) (including about 3,232.6m ² of Government Land (19.6%))
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	Approved Kwu Tung South (KTS) Outline Zoning Plan (OZP) No. S/NE-KTS/18 at the time of submission of the application Draft KTS OZP No. S/NE-KTS/19 currently in force [the zoning and development restrictions of the application site remain unchanged]
<u>Zoning</u>	: “Recreation” (“REC”)
<u>Application</u>	: Temporary Godown with Ancillary Office and Staff Quarters Use for a Period of 3 Years

1. Background

On 21.4.2023, the applicant submitted the current application to seek planning permission for temporary godown with ancillary office and staff quarters for a period of 3 years at the application 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**

On 1.6.2023, the applicant's representative wrote to the Secretary, 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 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 deferment would allow the applicant to prepare further information to address departmental comments.
- 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 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 for the Committee's consideration at the next meeting.

5. **Attachments**

Appendix I	Applicant's representative letter of 1.6.2023
Plan A-1	Location Plan

**PLANNING DEPARTMENT
JUNE 2023**