

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/SK-PK/264**  
***(for 2<sup>nd</sup> Deferment)***

<b><u>Applicant:</u></b>	Mrs. WONG Sung King, Dorothy represented by KTA Planning Limited
<b><u>Premises:</u></b>	Ground Floor, No. 5 Wang Kong Tsuen, Sai Kung
<b><u>Floor Area:</u></b>	About 55.7m <sup>2</sup>
<b><u>Land Status:</u></b>	Lot No. 278 (Part) in D.D. 221 – Free Building Licence No. 1673 restricts for ‘non-industrial’ purposes
<b><u>Plan:</u></b>	Approved Pak Kong and Sha Kok Mei Outline Zoning Plan No. S/SK-PK/11
<b><u>Zoning:</u></b>	“Recreation”
<b><u>Application:</u></b>	Proposed Shop and Services (Fast Food Shop)

**1. Background**

- 1.1 On 17.5.2021, the applicant sought planning permission for proposed shop and services (fast food shop) at the application premises (**Plan A-1**).
- 1.2 On 9.7.2021, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer a decision on the application for two months, as requested by the applicant, so as to allow time for the applicant to prepare further information (FI) in response to departmental comments. On 24.8.2021, the applicant submitted FI to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

**2. Request for Deferment**

On 28.9.2021, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months so as to allow time to prepare FI to address departmental comments (**Appendix I**).

### **3. Planning Department's Views**

- 3.1 The application has been deferred once for two months at the request of the applicant. Since the last deferment, the applicant has submitted FI to address departmental comments. The applicant has indicated that more time is needed for preparation of FI to address further departmental comments.
- 3.2 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. 33A<sup>1</sup>) in that the applicant needs more time to address the comments from relevant government departments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.
- 3.3 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 FI from the applicant. If the FI 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 Committee's consideration. Since it is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of four months for preparation of submission of FI, 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**

<b>Appendix I</b>	Letter dated 28.9.2021 from the applicant's representative
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT**  
**OCTOBER 2021**

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<sup>1</sup> The number of deferments to be granted under TPB PG-No. 33A is not applicable to this application which was received before the promulgation of the revised guidelines on 24.8.2021.