

RNTPC Paper No. A/TM-SKW/110
For Consideration by
the Rural and New Town
Planning Committee
on 11.6.2021

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TM-SKW/110
(for 1st Deferment)

<u>Applicant</u>	:	Li Chi Chung, Tony
<u>Application Site</u>	:	Lot 966 RP in D.D.375, So Kwun Wat Village, Tuen Mun, New Territories
<u>Site Area</u>	:	About 230m ²
<u>Lease</u>	:	Block Government Lease (demised for agricultural use)
<u>Plan</u>	:	Approved So Kwun Wat Outline Zoning Plan (OZP) No. S/TM-SKW/13
<u>Zoning</u>	:	“Village Type Development” (“V”) <i>[Restricted to a maximum building height of 3 storeys (8.23m)]</i>
<u>Application</u>	:	Proposed Temporary Warehouse and Private Vehicle Park (Private Cars Only) for a Period of 3 Years

1. Background

On 13.4.2021, the applicant sought planning permission to use the application site (the Site) for proposed temporary warehouse and private vehicle park (private cars only) for a period of 3 years (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting.

2. Request for Deferment

On 3.6.2021, the applicant wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months in order to allow time to prepare further information to support the application (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for deferment as the justification for deferment meets 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. 33) in that the applicant needs more time to prepare information to support the application, the deferment period is not indefinite and the deferment would not affect the interest 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 (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. The applicant should be advised that the Committee has allowed a period of two 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 for the Committee's consideration at the next meeting.

5. Attachments

Appendix I	Applicant's email dated 3.6.2021 requesting for deferment
Plan A-1	Location Plan

**PLANNING DEPARTMENT
JUNE 2021**