

RNTPC Paper No. A/YL-KTN/1001A  
For Consideration by  
the Rural and New Town  
Planning Committee  
on 2.8.2024

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

**APPLICATION NO. A/YL-KTN/1001**  
***(for 2<sup>nd</sup> Deferment)***

**Applicant** : WONG Kwan Ho

**Site** : Lot 972 S.C (Part) in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

**Site Area** : About 486m<sup>2</sup>

**Lease** : Block Government Lease (demised for agricultural use)

**Plan** : Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11

**Zoning** : “Agriculture” (“AGR”)

**Application** : Proposed Temporary Public Vehicle Park for a Period of Three Years and Filling of Land

**1. Background**

- 1.1 On 6.3.2024, the applicant submitted the current application to seek planning permission to use the application site for proposed temporary public vehicle park for a period of three years and filling of land (**Plan A-1**).
- 1.2 On 19.4.2024, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months, as requested by the applicant, to allow time for preparation of further information (FI) to address the departmental comments.
- 1.3 On 6.6.2024 and 7.6.2024, the applicant submitted FI to address the departmental comments. The application is scheduled for consideration by the Committee at this meeting.

## **2. Request for Deferment**

On 16.7.2024, 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 for preparation of FI to address the 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. 33B) in that the deferment would allow the applicant to prepare FI to address outstanding issue(s).
- 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 FI 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 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 to the Committee for consideration at the next meeting.

## **5. Attachments**

<b>Appendix I</b>	Email from the applicant dated 16.7.2024
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
AUGUST 2024**