

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

**APPLICATION NO. A/YL-MP/276  
*(for 2<sup>nd</sup> Deferment)***

- Applicant** : Gotland Enterprises Limited and World Capital Tenth Limited represented by Lawson David and Sung Surveyors Limited
- Site** : Lots 76 S.G (Part) and 76 S.H (Part) in D.D. 101, Mai Po, Yuen Long
- Site Area** : About 5,443m<sup>2</sup>
- Lease** : New Grant Lot No. YL401  
(no structures are allowed to be erected without the prior approval of the Government)
- Plan** : Approved Mai Po and Fairview Park Outline Zoning Plan (OZP) No. S/YL-MP/6
- Zoning** : “Village Type Development” (“V”)
- Application** : Proposed Temporary Public Vehicle Park for Private Cars, Light Goods Vehicles and Coaches for a Period of 3 Years

**1. Background**

- 1.1 On 27.9.2018, the applicant submitted an application for proposed temporary public vehicle park for private cars, light goods vehicles and coaches for a period of 3 years at the application site (**Plan A-1**). On 21.12.2018, the Rural and New Town Planning Committee (the Committee) agreed to defer a decision on the application, as requested by the applicant, to allow two months’ time for the applicant to prepare further information (FI) to address comments from Government departments and public.
- 1.2 On 21.2.2019, the applicant submitted FI including responses to departmental and public comments, and revised layout and landscape plans. The application is scheduled for consideration by the Committee on 12.4.2019.

**2. Request for Deferment**

On 25.3.2019, the applicant’s agent wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the application to

allow two months' time for the applicant to prepare FI to address further comments from the public and conduct traffic surveys on the surrounding area (**Appendix I**).

**3. Planning Department's Views**

- 3.1 The application has been deferred once for two months at the request of the applicant to allow more time to address comments from Government departments and public. Since the first deferment on 21.12.2018, the applicant has submitted responses to departmental and public comments and revised layout and landscape plans on 21.2.2019. However, more time is needed by the applicant to prepare FI to address public comments and conduct survey on the surrounding area to address the traffic issues raised.
- 3.2 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 FI in response to public comments and conduct survey on the surrounding area, 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 circumstance.

**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**

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| <b>Appendix I</b> | Letter dated 25.3.2019 from the applicant's agent |
| <b>Plan A-1</b>   | Location Plan                                     |