

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-NTM/360
(for 2nd Deferment)

- Applicant** : Honour Will Development Limited represented by Metro Planning and Development Company Limited
- Site** : Lot 624 (Part) in D.D. 105, Shek Wu Wai San Tsuen, Ngau Tam Mei, Yuen Long
- Site Area** : About 662 m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Ngau Tam Mei Outline Zoning Plan (OZP) No. S/YL-NTM/12
- Zoning** : “Comprehensive Development Area” (“CDA”)
- Application** : Proposed Temporary Shop and Services (Grocery Store) for a Period of 3 Years

1. Background

- 1.1 The applicant seeks planning permission for proposed temporary shop and services (grocery store) for a period of three years at the application site (the Site) (**Plan A-1**). On 16.3.2018, 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 preparation of further information (FI) to address the comment of relevant departments.
- 1.2 On 8.5.2018, the applicant submitted revised drainage proposal and responses to address the comments of Drainage Services Department (DSD), Planning Department (PlanD), Transport Department (TD) and Commission of Police (C of P) respectively. The application is scheduled for consideration by the Committee on 15.6.2018.

2. Request for Deferment

On 31.5.2018, the applicant’s agent wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer the consideration of the application in order

to allow two months' time for the applicant to prepare FI to address further comments of DSD (**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 departmental comments. Since the first deferment on 16.3.2018, the applicant submitted FI on 8.5.2018 in response to the comments from DSD, PlanD, TD and C of P. However, the applicant needs more time to prepare FI to address DSD's further comments.
- 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 departmental comments, 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 further submission 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 two months for preparation of submission of FI. 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. Attachment

- Appendix I** Letter dated 31.5.2018 from the applicant's agent requesting for deferment
- Plan A-1** Location Plan