

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-PH/768
(2nd Deferment)

- Applicant** : Win Century International Investments Limited represented by Metro Planning and Development Company Limited
- Site** : Lots 29 (Part), 33 (Part) and 35 (Part) in D.D. 111 and Adjoining Government Land, Pat Heung, Yuen Long
- Site Area** : About 5,432 m² (about) (including about 448m² of Government Land)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Pat Heung Outline Zoning Plan (OZP) No. S/YL-PH/11
- Zoning** : “Residential (Group D)” (“R(D)”)
[maximum plot ratio of 0.2 and maximum building height of 2 storeys (6m)]
- Application** : Proposed Temporary Public Vehicle Park for Private Car and Light Goods Vehicle for a Period of 3 Years

1. Background

- 1.1 On 18.1.2018, the applicant sought planning permission to use the application site (the Site) (**Plan A-1**) for proposed temporary public vehicle park for private car and light goods vehicle for a period of 3 years.
- 1.2 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 comments of the relevant departments. The application was scheduled for consideration by the Committee on 1.6.2018.

2. Request for Deferment

On 15.5.2018, the applicant’s representative wrote to the Secretary of the Town Planning Board (the Board) and advised that the applicant has engaged traffic consultants to prepare FI to address Transport Department’s concern. In this regard, they requested the Board to defer making a decision on the application so as to allow two months’ time for preparation of FI. (**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 the departmental comments. Nevertheless, the applicant still needs more time to prepare FI on traffic aspects to address departmental concerns.
- 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. 33) in that the applicant needs more time to prepare further information 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 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 further information 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 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 further information as requested by the applicant, 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	Letter dated 15.5.2018 from the applicant's representative requesting for deferment
Plan A-1	Location Plan