

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-LYT/640

(for 2nd Deferment)

- Applicant** : Shun Cheong Strategic Limited represented by Tang K. F. Associates Limited
- Site** : Lots 799 S.A RP, 800 S.B RP and 801 S.B in D.D. 83, 192 Sha Tau Kok Road, Lung Yeuk Tau, Fanling, New Territories
- Site Area** : 772 m² (about)
- Lease** : Block Government Lease (demised for agricultural use)
- For Lots 800 S.B RP and 801 S.B in D.D. 83
Short Term Waiver (STW) No. 1206
- Restricted to workshop and storage of electrical appliances/fittings
- Plan** : Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan (OZP) No. S/NE-LYT/17
- Zoning** : “Residential (Group C)” (“R(C)”)
- Application** : Temporary Private Vehicle Park for Private Car and Light Goods Vehicle (Excluding Container Vehicle) and Loading/Unloading for a Period of 3 Years

1. Background

- 1.1 The applicant seeks planning permission for the temporary private vehicle park for private car and light goods vehicle (excluding container vehicle) and loading/unloading for a period of three years at the application site (the Site) (**Plan A-1**).
- 1.2 On 8.12.2017, 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 the applicant to prepare further information (FI) to address the comments of the Transport Department (TD). The application is scheduled for consideration by the Committee on 6.4.2018.

2. **Request for Deferment**

On 20.3.2018, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for another two months in order to allow time to prepare FI to address the further comments of TD (**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. Since the first deferment on 8.12.2017, the applicant submitted FI on 6.2.2018 including a traffic impact assessment report in response to the comments of TD. Nevertheless, the applicant needs more time to prepare FI to address the further comments of TD on the transport aspect.

3.2 Planning Department has no objection to the request for deferment as the justifications 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 address the departmental comments, the deferment period is not indefinite, and the deferment would not affect the interests 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 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. 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 for the Committee's consideration at the next meeting.

5. **Attachments**

Appendix I
Plan A-1

Letter dated 20.3.2018 from the applicant's representative
Location Plan

PLANNING DEPARTMENT
APRIL 2018