

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-LYT/645

(for 2nd Deferment)

<u>Applicant</u>	:	Supreme Style Limited
<u>Site</u>	:	Lot 1495 S.B RP in D.D. 76, Ng Uk Tsuen, Sha Tau Kok Road, Fanling, New Territories
<u>Site Area</u>	:	921.4 m ² (about)
<u>Lease</u>	:	Block Government Lease (demised for agricultural use)
<u>Plan</u>	:	Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan (OZP) No. S/NE-LYT/17
<u>Zoning</u>	:	“Agriculture” (“AGR”)
<u>Application</u>	:	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years

1. Background

- 1.1 The applicant seeks planning permission for the temporary public vehicle park for private cars and light goods vehicles for a period of three years at the application site (the Site) (**Plan A-1**).
- 1.2 On 2.3.2018, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer 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 comments of the Transport Department (TD). The applicant submitted a FI on 30.4.2018. The application is scheduled for consideration by the Committee on 15.6.2018.

2. Request for Deferment

On 30.5.2018, the applicant wrote to the Secretary of the Board requesting the Board to further defer making a decision on the application for another two months to allow time for preparation of 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. Since the first deferment on 2.3.2018, the applicant has submitted FI including a Traffic Impact Assessment Report on 30.4.2018 to address the comments of TD. Further comments are received and the applicant indicates that more time is needed for the preparation of submission of FI.
- 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 address the 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 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. 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 Board 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	Letter received on 30.5.2018 from the applicant
Plan A-1	Location Plan

**PLANNING DEPARTMENT
JUNE 2018**