

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-LFS/316

(2nd Deferment)

- Applicant** : Mr. TANG Chun Pang
- Site** : Lot 588 in D.D. 128, Lau Fau Shan, Yuen Long, New Territories
- Site Area** : About 3,400 m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Draft Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan (OZP) No. S/YL-LFS/8
- Zoning** : “Residential (Group D)” (“R(D)”)
[Restricted to maximum plot ratio (PR) of 0.2 and maximum building height (BH) of 2 storeys (6m)]
- Application** : Proposed Temporary Public Vehicle Park for Private Car and Coach for a Period of 3 Years

1. Background

- 1.1 On 10.4.2018, the applicant sought planning permission to use the application site (the Site) for proposed temporary public vehicle park for private car and coach for a period of 3 years (**Plan A-1**).
- 1.2 On 1.6.2018, 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 the applicant to prepare further information (FI) to address departmental comments. On 4.7.2018, the applicant submitted FI to reactivate the case. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 2.8.2018, the applicant wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for 2 months to allow sufficient time for preparing FI in response to further comments raised by Transport Department (**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 received on the application. Since the last deferment, the applicant has submitted two sets of FI in response to departmental comments on 4.7.2018 and 20.7.2018 respectively. The applicant needs more time to prepare FI in response to further comments raised by Transport Department.
- 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 time to prepare further information to address 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 2 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 the Committee's consideration. Since it is the second deferment of the application, the applicant should be advised that the Board has allowed a total of four months including the previous deferment for preparation of submission of further information, 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. Attachments

Appendix I	Applicant's letters dated 2.8.2018 requesting for further deferment
Plan A-1	Location Plan

**PLANNING DEPARTMENT
AUGUST 2018**