

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TM-LTYYY/384
(for 2nd Deferment)

<u>Applicant</u>	: Wong Fuk Yee
<u>Site</u>	: Short Term Tenancy No. 563, Lam Tei, Tuen Mun, New Territories
<u>Site Area</u>	: About 1,000 m ² (including about 1,000 m ² government land)
<u>Lease</u>	: Government Land
<u>Plan</u>	: Approved Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTYYY/10
<u>Zoning</u>	: “Green Belt” (“GB”)
<u>Application</u>	: Temporary Workshop of Construction Machinery and Storage of Parts for a Period of 3 Years

1. Background

- 1.1 On 27.8.2019, the applicant sought planning permission to use the application site (the Site) for temporary workshop of construction machinery and storage of parts for a period of 3 years (**Plan A-1**). On 18.10.2019, 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, so as to allow time to prepare further information (FI) to address departmental comments.
- 1.2 On 17.12.2019, the applicant submitted FI to address the comments from the Transport Department. In light of the special work arrangement for government departments due to the novel coronavirus infection, the meeting originally scheduled for 7.2.2020 for consideration of the application has been rescheduled, and the Board has agreed to defer consideration of the application. The application is now scheduled for consideration by the Committee of the Board at this meeting.

2. Request for Deferment

On 13.1.2020, the applicant wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months so as to allow time for preparation of FI to address further comments raised by relevant government departments (**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 time to address departmental comments received on the application. Since the last deferment on 18.10.2019, the applicant has submitted FI providing responses to departmental comments. The applicant needs more time to address further comments raised by relevant government departments.

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 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 a decision on the application, the application will be submitted to the Committee for consideration within 2 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. Since it is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of four months (including the previous deferment) 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. Attachments

Appendix I Email of 13.1.2020 from the applicant requesting for deferment

Plan A-1 Location plan