

RNTPC Paper No. A/YL-LFS/353
For Consideration by
the Rural and New Town
Planning Committee
on 3.1.2020

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-LFS/353
(for 1st Deferment)

- Applicant** : Mr. Wong Kwok Wing represented by Metro Planning & Development Company Limited
- Site** : Various Lots in D.D. 129 and adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories
- Site Area** : About 26,940 m² (Includes Government Land of about 4,176 m²)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) No. S/YL-LFS/9
- Zoning** : “Residential (Group E)” (“R(E)”)
- Application** : Temporary Logistics Centre with Ancillary Office and Parking of Vehicle for a Period of 3 Years

1. Background

On 14.11.2019, the applicant sought planning permission to use the application site (the Site) for temporary logistics centre with ancillary office and parking of vehicle for a period of 3 years (**Plan A-1**). The application was originally scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting.

2. Request for Deferment

On 3.12.2019, the applicant’s representative 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 prepare further information regarding the implementation of landscape and tree preservation proposal and the submission of fire service installations proposal (**Appendix I**).

3. Planning Department’s Views

3.1 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 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 information (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, 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

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| Appendix I | Letter of 3.12.2019 from the applicant's representative |
| Plan A-1 | Location plan |

**PLANNING DEPARTMENT
JANUARY 2020**