

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

APPLICATION NO. A/I-TCTC/65

(for 1st Deferment)

<u>Applicant</u>	: Link Properties Limited represented by PlanPlus Consultancy Limited
<u>Premises</u>	: 5/F (Part), Yat Tung Car Park No. 2, 8 Yat Tung Street, Tung Chung
<u>Floor Area of Premises</u>	: About 1,211m ²
<u>Lease</u>	: Tung Chung Town Lot 30 (a) Restricted for non-industrial (excluding godown, hotel and petrol filling station) purposes (b) Total gross floor area not more than 735,709m ² (c) To provide and maintain 1,753 spaces for motor vehicles and 67 spaces for motor cycles
<u>Plan</u>	: Approved Tung Chung Town Centre Area Outline Zoning Plan No. S/I-TCTC/24
<u>Zoning</u>	: “Residential (Group A)” <i>[restricted to a maximum plot ratio of 5]</i>
<u>Application</u>	: Proposed Training Centre and Eating Place

1. Background

On 9.6.2023, the applicant submitted the current application to seek planning permission for proposed training centre and eating place at the application premises (**Plan A-1**). The application is 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 12.7.2023, 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 in order

to allow time to prepare further information (FI) to address departmental comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for the first 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. 33A) in that the deferment would allow the applicant to prepare FI to address outstanding issues.
- 3.2 Should the Committee agree to defer making 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 could 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 two months for preparation of the 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 dated 12.7.2023 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
JULY 2023**