

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-LYT/741

(for 2nd Deferment)

<u>Applicant</u>	Wing Fook Land Investment Company Limited represented by Metro Planning & Development Company Limited
<u>Site</u>	Lots 1445 S.B RP (Part), 1489, 1490 (Part), 1492 (Part) and 1494 in D.D.76 and adjoining Government land, Ng Uk Tsuen, Sha Tau Kok Road, Fanling, New Territories
<u>Site Area</u>	About 4,000 m ² (including about 272m ² of Government land)
<u>Lease</u>	(a) Block Government Lease (demised for agricultural use) Modification of Tenancy (MOT) No. 36513 for erection of temporary structures for the purposes of dwelling and shade for Lot 1490 in D.D. 76 (b) Government Land
<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>	Proposed Temporary Public Vehicle Park for Private Cars and Medium Goods Vehicles and Warehouse for Storage of Construction Materials for a Period of 3 Years

1. Background

- 1.1 The applicant seeks planning permission for a proposed temporary public vehicle park for private cars and medium goods vehicles and warehouse for storage of construction materials for a period of three years at the application site (**Plan A-1**).
- 1.2 On 22.1.2021, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making 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 the departmental comments. On 22.3.2021 and 3.5.2021, the applicant’s representative submitted FI involving responses to departmental comments of Transport Department (TD). The application is scheduled for consideration by the Committee on 14.5.2021.

2. Request for Deferment

On 7.5.2021, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer the consideration of the application for two months in order to allow time to prepare FI to address the comments of Environmental Protection Department (EPD) (**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 the departmental comments. Since the last deferment on 22.1.2021, the applicant's representative submitted FI to address the comments from TD on 22.3.2021 and 3.5.2021. Nevertheless, the applicant needs more time to prepare FI to address comments from EPD.
- 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 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 making 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 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
Plan A-1

Letter dated 7.5.2021 from the applicant's representative
Location Plan