

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-LYT/788

(for 2nd Deferment)

- Applicant** : Fortune Achieve Land Investment Limited represented by Goldrich Planners and Surveyors Limited
- Site** : Lots 608 S.C RP (Part), 614 RP (Part), 615, 617, 619 RP and 620 RP (Part) in D.D. 85 and Adjoining Government Land (GL), Po Kat Tsai, Fanling, New Territories
- Site Area** : About 4,006m² (including 808m² of GL)
- Lease** : (i) Block Government Lease (demised for agricultural use)
(about 80% of the Site)
(ii) GL (about 20% of the Site)
- Plan** : Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan (OZP) No. S/NE-LYT/19
- Zoning** : “Green Belt” (“GB”) (about 99% of the Site)
“Residential (Group A)” (“R(A)”) (about 1% of the Site)¹
- Application** : Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles Only) for a Period of Three Years

1. Background

- 1.1 On 14.11.2022, the applicant submitted the current application to seek planning permission for a proposed temporary public vehicle park (private cars and light goods vehicles only) for a period of three years at the application site (**Plan A-1**).
- 1.2 On 13.1.2023, 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 to prepare further information (FI) to address departmental comments.
- 1.3 On 27.2.2023, 24.3.2023 and 14.4.2023, the applicant submitted FIs to address departmental comments.

¹ It is considered as minor boundary adjustment and not included in the planning assessment.

2. **Request for Deferment**

On 20.4.2023, the applicant's representative wrote to the Secretary of the Town Planning Board and requested to defer consideration on the application for two months in order to allow time to prepare FI to address the departmental and public comments (**Appendix I**).

3. **Planning Department's Views**

3.1 The Planning Department has no objection to the request for the second deferment as the justifications for deferment meet 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 applicant needs more time to prepare FI to address departmental and public 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 FI 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 a total of four months for preparation of the submission of FI. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

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 20.4.2023 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
APRIL 2023**