

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

**APPLICATION NO. A/NE-LYT/789**

*(for 1<sup>st</sup> Deferment)*

- Applicant** : Fortune Achieve Land Investment Limited represented by Goldrich Planners and Surveyors Limited
- Site** : Lots 614 RP (Part), 620 RP (Part) and 622 in D.D. 85 and Adjoining Government Land (GL), Po Kat Tsai, Fanling, New Territories
- Site Area** : About 1,589m<sup>2</sup> (including 555m<sup>2</sup> of GL)
- Lease** : (i) Block Government Lease (demised for agricultural use)  
(about 65% of the Site)  
(ii) GL (about 35% 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”)
- Application** : Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles Only) for a Period of Three Years

**1. Background**

On 14.11.2022, the applicant seeks 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**).

**2. Request for Deferment**

On 21.12.2022, the applicant’s representative wrote to the Secretary of the Board and requested to defer consideration of the application for two months in order to allow time to prepare further information (FI) to address the 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

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 deferment would allow the applicant to prepare FI to address outstanding issue(s).

- 3.2 Should the Rural and New Town Planning Committee (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 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 for the Committee's consideration at the next meeting.

#### **5. Attachments**

<b>Appendix I</b>	Letter dated 21.12.2022 from the applicant
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
JANUARY 2023**