

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

**APPLICATION NO. A/TM-LTYT/432**  
***(for 2<sup>nd</sup> Deferment)***

- Applicant** : Able Creation Management Limited represented by Mr Wong Sun Wo William
- Site** : Lots 1156 RP (Part), 1157 (Part) and 1158 (Part) in D.D.130 and Adjoining Government Land, Wong Kong Wai Road, Lam Tei, Tuen Mun, New Territories
- Site Area** : About 1,122 m<sup>2</sup> (including Government Land of about 60 m<sup>2</sup> (about 5.35%))
- Land Status** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Lam Tei and Yick Yuen Outline Zoning Plan (OZP) No. S/TM-LTYT/12 (currently in force)  
  
Draft Lam Tei and Yick Yuen Outline Zoning Plan (OZP) No. S/TM-LTYT/11 (at the time of submission)
- Zoning** : “Residential (Group C)” (“R(C)”) [Restricted to a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m) including car park]  
  
*[no change on the current OZP]*
- Application** : Temporary Public Vehicle Park (Private Cars Only) with Ancillary Office and Guard Room for a Period of Five Years

**1. Background**

- 1.1 On 25.7.2022, the applicant sought planning permission for temporary public vehicle park (private cars only) with ancillary office and guard room for a period of five years at the application site (the Site) (**Plan A-1**).
- 1.2 On 23.9.2022, 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 to prepare further information (FI) to address departmental comments.

1.3 The application is scheduled for consideration by the Committee at this meeting.

**2. Request for Deferment**

The representative of the applicant submitted FIs in response to departmental comments on 23.11.2022 and 9.1.2023. On 11.1.2023, 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 for preparation of FI to address comments of the Transport Department (**Appendix I**).

**3. Planning Department's Views**

3.1 The Planning Department has no objection to the request for the second 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 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 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 to the Committee for consideration at the next meeting.

**5. Attachments**

**Appendix I**  
**Plan A-1**

Letter of 11.1.2023 from the applicant's representative  
Location Plan

**PLANNING DEPARTMENT**  
**JANUARY 2023**