

RNTPC Paper No. A/YL-MP/308B  
For Consideration by  
the Rural and New Town  
Planning Committee  
on 24.12.2021

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

**APPLICATION NO. A/YL-MP/308**  
***(3<sup>rd</sup> Deferment)***

<b><u>Applicant</u></b>	: Elite Motors Limited
<b><u>Site</u></b>	: Lot 3250 S.B. s.s.45 in D.D. 104, Mai Po, Yuen Long, New Territories
<b><u>Site Area</u></b>	: About 650m <sup>2</sup>
<b><u>Lease</u></b>	: Block Government Lease (demised for agricultural use)
<b><u>Plan</u></b>	: Approved Mai Po and Fairview Park Outline Zoning Plan (OZP) No. S/YL-MP/6 and Approved Nam Sang Wai OZP No. S/YL-NSW/8
<b><u>Zoning</u></b>	: “Commercial/Residential” (“C/R”) (about 65% of the Site)  <i>[Restricted to a maximum plot ratio of 0.4, a maximum site coverage of 20% and a maximum building height of 3 storeys (9m).]</i>  “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” (“OU(CDWRA)”) (about 35% of the Site)  <i>[Restricted to a maximum plot ratio of 0.4 and a maximum building height of 6 storeys including car park.]</i>
<b><u>Application</u></b>	: Proposed Temporary Car Testing Centre for a Period of 3 Years

**1 Background**

- 1.1 On 31.5.2021, the applicant submitted the application to seek planning permission for a proposed temporary car testing centre for a period of 3 years at the application site (**Plan A-1**).
- 1.2 On 23.7.2021, 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 for preparation of further information to address departmental comments. The applicant has made pre-submission including a Traffic Performance Assessment, revised Air Quality Impact

Assessment (AQIA) and Noise Impact Assessment in August 2021 to seek departmental comments.

- 1.3 On 24.9.2021, the Committee agreed to defer a decision on the application, as requested by the applicant, to allow two months' time to address further comments from concerned departments. Subsequently, on 11.11.2021, the applicant submitted further information on traffic analysis and vehicle performance assessment and an updated site layout plan to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

## **2 Request for Deferment**

On 9.12.2021, the applicant wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the application for two months so as to allow time for preparation of further information to address departmental comments on the environmental aspect (**Appendix I**).

## **3 Planning Department's Views**

- 3.1 The application has been deferred twice for a total of four months at the request of the applicant to allow more time to prepare further information to address departmental comments. Since the last deferment on 24.9.2021, the applicant submitted further information on 11.11.2021 to address the departmental comments on the traffic aspect and he has made pre-submission on air quality assessment with a view to addressing the departmental comments on the environmental aspect. Nonetheless, the applicant needs more time to resolve outstanding departmental comments on the assessment report.
- 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. 33A<sup>1</sup>) in that the applicant needs more time to prepare further information to address departmental comments, the deferment period is not indefinite and the deferment would not affect the rights or interests of other relevant parties.
- 3.3 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 further information from the applicant. If the further information 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. Since it is the third deferment of the application, the applicant should be advised that the Committee has allowed a total of six months for preparation of submission of further information as requested by the applicant, and no further deferment would be granted unless under very special circumstances.

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<sup>1</sup> The number of deferments to be granted under TPB PG-No. 33A is not applicable to this application which was received before the promulgation of the revised guideline on 24.8.2021

**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>	Email dated 9.12.2021 from the applicant
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
DECEMBER 2021**