

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TT/524
(for 4th Deferment)

<u>Applicant</u>	:	Mr. LEE Wai Chiu represented by Land Chartering Limited
<u>Site</u>	:	Lot 1213 (Part) in D.D. 117, Tai Tong Tsuen, Yuen Long, New Territories
<u>Site Area</u>	:	2,100 m ² (about)
<u>Lease</u>	:	Block Government Lease (demised for agricultural use)
<u>Plan</u>	:	Approved Tai Tong Outline Zoning Plan No. S/YL-TT/18
<u>Zoning</u>	:	“Village Type Development (“V”) <i>[restricted to a maximum building height of 3 storeys (8.23m)]</i>
<u>Application</u>	:	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years

1. Background

- 1.1 On 12.8.2021, the applicant sought planning permission for temporary public vehicle park for private cars and light goods vehicles for a period of 3 years at the application site (the Site) (**Plan A-1**).
- 1.2 On 24.9.2021, 14.1.2022 and 18.3.2022, 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 each for a period of two months, as requested by the applicant, so as to allow time for the applicant to prepare further information (FI) to address departmental comments. On 4.4.2022, the applicant submitted FI to address departmental comments and the application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 12.5.2022, the applicant’s representative wrote to the Secretary of the Board and requested the Board to further defer making a decision on the application for two months so as to allow time to address departmental comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The application has been deferred thrice for a total of six months at the request of the applicant to allow more time to address the departmental comments. Since the last deferment on 18.3.2022, the applicant has submitted FI on 4.4.2022 and 11.5.2022, including revised run-in/out proposals, to address departmental comments. Nevertheless, the applicant needs more time to address the comments from government departments.
- 3.2 The Planning Department has no objection to the request for 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. 33A¹) in that the applicant needs more time to prepare FI in response to 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. Since it is the fourth deferment of the application, the applicant should be advised that the Board has allowed a total of eight months for preparation of submission of FI, this is the last deferment and no further deferment would be granted.

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	Letter dated 12.5.2022 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
MAY 2022**

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