

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL/265
(for 2nd Deferment)

<u>Applicant</u>	: Charter Triumph Limited represented by Metro Planning and Development Company Limited
<u>Site</u>	: Lots 1865 S.C an 1865 RP in D.D. 120 and adjoining Government Land (GL), Tai Shu Ha Road East, Yuen Long, New Territories
<u>Site Area</u>	: 405 m ² (about) (including GL of about 188 m ² or 46.4%)
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Approved Yuen Long Outline Zoning Plan (OZP) No. S/YL/23
<u>Zonings</u>	: “Village Type Development” (“V”) [Restricted to maximum building height of 3 storeys (8.23m)]
<u>Application</u>	: Proposed Temporary Shop and Services for a Period of 6 Years

1. Background

- 1.1 On 14.7.2020, the applicant sought planning permission to use the application site (the Site) for proposed temporary shop and services for a period of 6 years (**Plan A-1**).
- 1.2 On 4.9.2020, 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 2 months, as requested by the applicant, so as to allow time for preparation of further information (FI) to address departmental comments. On 30.9.2020 and 15.10.2020, the applicant submitted FI and the application is scheduled for consideration by the Committee of the Board at this meeting.

2. Request for Deferment

On 4.11.2020, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for 2 months so as to

allow time for preparation of FI to address comments from the Transport Department (**Appendix I**).

3. Planning Department's Views

- 3.1 The application has been deferred once for two months at the request of the applicant. Since the first deferment, the applicant has submitted responses to departmental comments, estimated traffic generation and swept path analysis. The applicant has indicated that more time is needed for the preparation of FI in response to departmental comments.
- 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. 33) in that the applicant needs more time to address 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 a decision on the application, the application will be submitted to the Committee for consideration within 2 months upon receipt of further submission 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 second deferment of the application, the applicant should be advised that the Committee has allowed a total of 4 months (including the previous deferment) 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 to the Committee for consideration at the next meeting.

5. Attachments

Appendix I	Letter dated 4.11.2020 from the applicant's representative
Plan A-1	Location plan

**PLANNING DEPARTMENT
NOVEMBER 2020**