

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/FLN/21
(for 4th Deferment)

- Applicant** : Best Galaxy Limited represented by PlanPlus Consultancy
- Site** : Lots 2083 (Part), 2085 (Part), 2086 (Part), 2087 (Part), 2088 (Part), 2089 (Part) and 2130 (Part) in D.D. 51, Fanling North, New Territories
- Site Area** : About 1,931 m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Fanling North Outline Zoning Plan (OZP) No. S/FLN/2
- Zoning** : “Open Space” (“O”)
- Application** : Proposed Underground Public Vehicle Park (excluding container vehicle)

1. Background

- 1.1 On 6.11.2019, the applicant submitted an application to seek planning permission for the development of a proposed underground public vehicle park (excluding container vehicle) at the application site (**Plan A-1**).
- 1.2 On 3.1.2020, 24.4.2020 and 10.7.2020, 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 for the preparation of further information (FI) to address departmental comments. On 2.3.2020, the applicant submitted FI including responses to the comments from Transport Department (TD) and a revised traffic impact assessment (TIA). TD’s comments on the FI were subsequently received on 23.6.2020 and 14.8.2020. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 11.9.2020, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application to allow two months’

time for the applicant to prepare FI (including a quantitative assessment on the need of the public vehicle park) to address the comments of TD (**Appendix I**).

3. Planning Department's Views

- 3.1 The application has been deferred three times for a total of six months at the request of the applicant to address departmental comments. In order to allow more time to address TD's further comments of 14.8.2020, the applicant requests the Committee to defer a decision on the application for another two months.
- 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. 33) 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. The applicant should be advised that the Committee has allowed further two months for preparation of submission of FI. Since it is the fourth deferment of the application, the applicant should be reminded that the Committee has allowed a total of eight months for preparation of submission of FI, and 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 11.9.2020 from the applicant's representative
Plan A-1	Location Plan