

RNTPC Paper No. A/YL-MP/294A  
For Consideration by  
the Rural and New Town Planning  
Committee  
on 9.10.2020

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

**APPLICATION NO. A/YL-MP/294**  
*(for 2<sup>nd</sup> Deferment)*

- Applicant** : Eight Gold Limited represented by Mr. Lam Sun Tak
- Site** : Lots 2239 S.B, 2239 S.C, 2239 S.D, 2239 S.E, 2239 S.F, 2239 S.G RP, 2239 S.H RP and 2239 RP in D.D. 104, Mai Po Yuen Long, New Territories
- Site Area** : 1,070m<sup>2</sup> (about)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Mai Po and Fairview Park Outline Zoning Plan (OZP) No. S/YL-MP/6
- Zoning** : “Village Type Development” (“V”) (about 888m<sup>2</sup> / 83%)  
“Commercial/Residential” (“C/R”) (about 182m<sup>2</sup> / 17%)
- Application** : Temporary Automatic Car Washing Centre for a Period of 3 Years

**1. Background**

- 1.1 On 13.5.2020, the applicant sought planning permission to use the application site (the Site) (**Plan A-1**) for temporary automatic car washing centre for a period of 3 years. On 10.7.2020, the Rural and New Town Planning Committee (the Committee) agreed to defer a decision on the application, as requested by the applicant, to allow two months’ time for the applicant to prepare further information (FI) to address departmental comments.
- 1.2 On 21.8.2020, 8.9.2020 and 28.9.2020, the applicant submitted FIs including responses to departmental comments with revised drawings on the site layout. The application is scheduled for consideration by the Committee on 9.10.2020.

**2. Request for Deferment**

On 6.10.2020, the applicant’s representative wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the

application to allow two months' time for the applicant to prepare further information to address further departmental comments (**Appendix I**).

**3. Planning Department's Views**

- 3.1 The application has been deferred once at the request of the applicant to allow two months' time for submission of FI to address comments from relevant departments. Since the first deferment on 10.7.2020, the applicant has submitted three FIs on 21.8.2020, 8.9.2020 and 28.9.2020 as detailed in paragraph 1.2. According to the applicant's representative, more time is needed by the applicant to prepare FI to address further departmental comments.
- 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 further information 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 making 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 second deferment of the application, 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.

**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**

<b>Appendix I</b>	Letter dated 6.10.2020 from the applicant's representative
<b>Plan A-1</b>	Location Plan