

RNTPC Paper No. A/YL-NTM/388A
For Consideration by
the Rural and New Town
Planning Committee
on 2.8.2019

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-NTM/388
(for 2nd Deferment)

- Applicant** : Fu Hop Yick Management Limited represented by Lanbase Surveyors Limited
- Site** : Lots 2269 (Part), 2273 (Part), 2277 and 2278 (Part) in D.D. 102, and Adjoining Government Land (GL), Ngau Tam Mei, Yuen Long
- Site Area** : About 1,280 m² (including GL of about 135 m² (10.5%))
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Ngau Tam Mei Outline Zoning Plan (OZP) No. S/YL-NTM/12
- Zoning** : “Green Belt” (“GB”)
- Application** : Temporary Vehicle Repair Workshop for a Period of 3 Years

1. Background

On 20.3.2019, the applicant submitted an application for temporary vehicle repair workshop for a period of 3 years at the application site (**Plan A-1**). On 17.5.2019, the Rural and New Town Planning Committee (the Committee) agreed to defer making 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 and public comments.

2. Request for Deferment

On 16.7.2019, the applicant’s agent wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the application in order to allow two months’ time for the applicant to prepare FI to address comments received from concerned departments. The applicant needs more time to review the site boundary, prepare a revised layout, and count trip generation (**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 preparation of FI to address departmental and public comments. Since the first deferment on 17.5.2019, the applicant has not yet submitted FI in response to the relevant comments. It is noted that the applicant needs more time to prepare FI to address departmental comments on the site layout, traffic impact and arrangements.
- 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. 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

Appendix I	Letter dated 16.7.2019 from the applicant's agent
Plan A-1	Location Plan

**PLANNING DEPARTMENT
AUGUST 2019**