

RNTPC Paper No. A/YL-MP/301
For Consideration by
the Rural and New Town
Planning Committee
on 8.1.2021

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-MP/301
(for 1st Deferment)

- Applicant** : Elite Motors Limited
- Site** : Lot 3250 S.B. s.s.45 (Part) in D.D. 104, Mai Po, Yuen Long, New Territories
- Site Area** : About 460m²
- 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** : “Commercial/Residential” (“C/R”)

[Restricted to a maximum plot ratio of 0.4, a maximum site coverage of 20% and a maximum building height of 3 storeys (9m).]
- Application** : Proposed Temporary Car Testing Centre and Shop and Services for a Period of 3 Years

1. Background

On 13.11.2020, the applicant sought planning permission to use the application site (**Plan A-1**) for proposed temporary car testing centre and shop and services for a period of 3 years. The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) on 8.1.2021.

2. Request for Deferment

On 31.12.2020, the applicant 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 comments from relevant Government departments (**Appendix I**).

3. Planning Department's Views

- 3.1 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 right or interests of other relevant parties.
- 3.2 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. The applicant should be advised that the Committee has allowed two months for preparation of submission of further information, 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

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| Appendix I | Letter dated 31.12.2020 from the applicant |
| Plan A-1 | Location Plan |

**PLANNING DEPARTMENT
JANUARY 2021**