

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TM-LTY Y/406
(for 2nd Deferment)

- Applicant** : Fast Sky Logistics Limited represented by R-riches Property Consultants Limited
- Site** : Lot 3055 in D.D. 124, Wo Ping San Tsuen, Hung Shui Kiu, Yuen Long, New Territories
- Site Area** : About 5,651 m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Lam Tei and Yick Yuen Outline Zoning Plan (OZP) No. S/TM-LTY Y/10
- Zoning** : “Residential (Group B) 2” (“R(B)2”)
[restricted to a maximum plot ratio of 1.26, a maximum site coverage of 40% and a maximum building height of 6 storeys over single-storey car park (21m)]
- Application** : Proposed Temporary Shop and Services for a Period of 5 Years

1. Background

- 1.1 On 29.9.2020, the applicant sought planning permission to use the application site (the Site) for proposed temporary shop and services for a period of 5 years (**Plan A-1**).
- 1.2 On 20.11.2020, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer a decision on the application, as requested by the applicant, to allow time for the applicant to prepare further information (FI) to address departmental comments. After the last deferment, the applicant submitted FI on 3.12.2020 providing responses to departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 5.1.2021, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months so as to allow time for preparation of FI to address departmental comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The application has been deferred once for two months at the request of the applicant to allow more time to address departmental comments. Since the last deferment, the applicant has submitted FI providing responses to departmental comments. The applicant needs more time to resolve the comments from government departments.
- 3.2 The Planning Department has no objection to the request for deferment as the justification 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 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 Board 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 of 5.1.2021 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
JANUARY 2021**