

RNTPC Paper No. A/YL-LFS/351A
For Consideration by
the Rural and New Town
Planning Committee
on 26.5.2020

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-LFS/351
(for 2nd Deferment)

- Applicant** : Great Winfield Investment Limited and Envirocycle Tech Limited represented by Chuo Wang Development Consultant Limited
- Site** : Lots 1796, 1798, 1802, 1803, 1804, 1805 and 1806 in D.D. 129, Lau Fau Shan, Yuen Long, New Territories
- Site Area** : 3,104.7m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) No. S/YL-LFS/9
- Zoning** : “Recreation” (“REC”)
- Application** : Proposed Temporary Vehicle Park and Open Storage (Dump Truck and Skip Truck) for a Period of 3 Years

1. Background

- 1.1 On 28.10.2019, the applicant sought planning permission to use the application site (the Site) for proposed temporary vehicle park and open storage (dump truck and skip truck) for a period of 3 years (**Plan A-1**).
- 1.2 On 13.12.2019, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer a decision on the application for 2 months, as requested by the applicant. After the deferral, the applicant submitted further information on 1.1.2020. In light of the special work arrangement for government departments due to the novel coronavirus infection, the meeting originally scheduled for 21.2.2020 for consideration of the application has been rescheduled, and the Town Planning Board has agreed to defer consideration of the application. Again, the meeting on 30.3.2020 has been rescheduled and the application is now scheduled for consideration by the Committee at this meeting.

2. **Request for Deferment**

On 22.1.2020, 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 to prepare further information in response to the comment from Geotechnical Engineering Office of Civil Engineering and Development Department (GEO, CEDD) (**Appendix I**). On 15.5.2020, the applicant's representative confirmed that the above request is still valid (**Appendix II**).

3. **Planning Department's Views**

3.1 The application has been deferred once for 2 months at the request of the applicant. Since the last deferment on 13.12.2019, the applicant has submitted further information including responses to comments from Transport Department and GEO, CEDD. The applicant has indicated that more time is needed to address concerned departmental comments.

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 prepare further information 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 a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of further submission 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 4 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**

Appendix I	Letter of 22.1.2020 from the applicant's representative
Appendix II	Letter of 15.5.2020 from the applicant's representative
Plan A-1	Location plan

**PLANNING DEPARTMENT
MAY 2020**