

RNTPC Paper No. A/YL-LFS/353A  
For Consideration by  
the Rural and New Town  
Planning Committee  
on 6.3.2020

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

**APPLICATION NO. A/YL-LFS/353**  
*(for 2<sup>nd</sup> Deferment)*

- Applicant** : Ms. Wong Kwok Wing represented by Metro Planning & Development Company Limited
- Site** : Various Lots in D.D. 129 and adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories
- Site Area** : About 26,940 m<sup>2</sup> (Includes Government Land of about 4,176 m<sup>2</sup>)
- 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** : “Residential (Group E)” (“R(E)”)
- Application** : Temporary Logistics Centre with Ancillary Office and Parking of Vehicle for a Period of 3 Years

**1. Background**

- 1.1 On 14.11.2019, the applicant sought planning permission to use the application site (the Site) for temporary logistics centre with ancillary office and parking of vehicle for a period of 3 years (**Plan A-1**).
- 1.2 On 3.1.2020, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer a decision on the application for 2 months, as requested by the applicant, so as to allow time for the applicant to prepare further information in response to departmental comments. On 7.1.2020, the applicant submitted further information and the application is scheduled for consideration by the Committee at this meeting.

**2. Request for Deferment**

On 4.2.2020, 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 address the comments from the the Geotechnical Engineering Office of the Civil Engineering and Development Department (GEO, CEDD) (**Appendix I**).

**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 3.1.2020, the applicant has submitted further information including responses to comments to GEO, CEDD and a Geotechnical Planning Review Report. The applicant has indicated that more time is needed to address the further comments from GEO, CEDD.
- 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**

<b>Appendix I</b>	Letter of 4.2.2020 from the applicant's representative
<b>Plan A-1</b>	Location plan

**PLANNING DEPARTMENT  
MARCH 2020**