

RNTPC Paper No. A/YL-PS/580  
For Consideration by  
the Rural and New Town  
Planning Committee  
on 8.3.2019

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

**APPLICATION NO. A/YL-PS/580**  
*(for 1<sup>st</sup> Deferment)*

- Applicant** : Wardmaster Limited represented by Wai Siu Yiu
- Site** : Lots 113 S.B RP (Part), 114 (Part) and 115 RP (Part) in D.D. 121, Ping Pak Lane, Ping Shan, Yuen Long, New Territories
- Site Area** : 2,369.3 m<sup>2</sup>
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/18
- Zoning** : "Residential (Group B) 1" ("R(B)1")  
[Restricted to a maximum plot ratio of 1, a maximum site coverage of 40% and a maximum building height of 5 storeys (15m) including car park]
- Application** : Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years

**1. Background**

On 21.1.2019, the applicant sought planning permission to use the application site (the Site) for proposed temporary public vehicle park (private cars and light goods vehicles) for a period of 3 years (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) on 8.3.2019.

**2. Request for Deferment**

On 14.2.2019, the applicant 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 further information (FI) to address the comments of the Transport Department (TD) (**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 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 FI to address the comments of TD, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.

- 3.2 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. The applicant should be advised that the Committee has allowed two 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**

<b>Appendix I</b>	Letter of 14.2.2019 from the applicant's representative
<b>Plan A-1</b>	Location plan

**PLANNING DEPARTMENT  
MARCH 2019**