

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

**APPLICATION NO. A/YL-TT/406**  
***(for 3<sup>rd</sup> Deferment)***

- Applicant** : Mr. WU Wai Kit represented by R-riches Property Consultants Limited
- Site** : Lots 1603 (Part), 1609 (Part) and 1610 (Part) in D.D. 119, Kiu Hing Road, Yuen Long, New Territories
- Site Area** : 932.5 m<sup>2</sup> (about)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/16
- Zoning** : “Village Type Development” (“V”)  
[restricted to a maximum building height of 3 storeys (8.23m)]
- Application** : Proposed Temporary Public Vehicle Park (excluding container vehicle) for a Period of 3 Years

**1. Background**

- 1.1 On 31.5.2017, the applicant sought planning permission to use the application site (the Site) for proposed temporary public vehicle park (excluding container vehicle) for a period of 3 years (**Plan A-1**).
- 1.2 On 28.7.2017, 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 two months, as requested by the applicant, so as to allow time for the applicant to respond to the departmental comments.
- 1.3 On 8.11.2017, the applicant further requested the Committee to defer a decision on the application for two months, so as to allow time for the applicant to respond to the comments of the Transport Department (TD). On 24.11.2017, the Committee agreed to defer a decision on the application for two months as requested by the applicant pending the submission of further information (**Appendix I**).
- 1.4 On 4.12.2017, the applicant submitted further information to address TD’s comments. The application is scheduled for consideration by the Committee at this meeting.

## **2. Request for Deferment**

On 3.1.2018, the applicant's representative wrote to the Secretary of the Board and requested the Board to further defer making a decision on the application for another two months to allow more time for the applicant to address departmental comments (**Appendix II**).

## **3. Planning Department's Views**

3.1 The application has been deferred twice for a total of four months at the request of the applicant. Since the last deferment, the applicant had submitted further information on 4.12.2017 to address TD's comments. The current request for deferment submitted is to allow time for addressing departmental comments.

3.2 The Planning Department has no objection to the request for deferment as the justifications 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 submissions in response to departmental comments, the deferment period is not indefinite and the deferment would not affect the interest 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. The applicant should be advised that the Committee has allowed a further two months for preparation of submission of further information. Since this is the third deferment, the applicant should also be advised that the Committee has allowed a total of six months including the previous deferments 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 dated 8.12.2017 from the Secretary of the Board

**Appendix II** Letter dated 3.1.2018 from the applicant's representative

**Plan A-1**

Location plan

**PLANNING DEPARTMENT**  
**January 2018**