

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TT/492
(for 1st Deferment)

- Applicant** : Mr. LIM Chin Pang represented by Mr. WONG Sun Wo William
- Site** : Lots 5155 (Part), 5157 (Part), 5161 (Part) and 5162 (Part) in D.D. 116, Shui Tsiu San Tsuen, Yuen Long, New Territories
- Site Area** : 1,655 m² (about)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/16
- Zonings** : “Residential (Group D)” (“R(D)”) (about 75%)
[No development, including redevelopment for ‘Flat’ and ‘House’ (except ‘New Territories Exempted House’) uses, shall result in a development in excess of a maximum plot ratio of 0.4 and maximum building height (BH) of 3 storeys (9m)]
- “Village Type Development” (“V”) (about 25%)
[Restricted to a maximum BH of 3 storeys (8.23m)]
- Application** : Proposed Temporary Public Vehicle Park (Private Cars) and Electric Vehicle Charging Station with Ancillary Shroff for a Period of 3 Years

1. Background

- 1.1 On 14.2.2020, the applicant sought planning permission to use the application site (the Site) for proposed temporary public vehicle park (private cars) and electric vehicle charging station with ancillary shroff for a period of 3 years (**Plan A-1**). The application was scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) on 3.4.2020.
- 1.2 In light of the special work arrangement for government departments due to the novel coronavirus infection, the meeting originally scheduled for 3.4.2020 for consideration of the application has been rescheduled, and the Board has agreed to defer consideration of the application. The application is now scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 19.3.2020, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for 2 months so as to allow time to address departmental comments (**Appendix I**). On 15.5.2020, the applicant's representative wrote to the Secretary of the Board to supplement that due to the novel coronavirus infection and departmental comments received, he requested the Board to defer making a decision on the application for 2 months so as to allow more time to address departmental comments (**Appendix Ia**)

3. Planning Department's Views

3.1 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 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.

3.2 Should the Committee agree to defer a decision on the application, the application will be submitted to the Committee for consideration within 2 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 2 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 dated 19.3.2020 from the applicant's representative
Appendix Ia	Letter dated 15.5.2020 from the applicant's representative
Plan A-1	Location plan

**PLANNING DEPARTMENT
MAY 2020**