

RNTPC Paper No. A/YL-TYST/885B
For Consideration by
the Rural and New Town
Planning Committee
on 22.2.2019

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TYST/885
(for 3rd Deferment)

- Applicant** : Mr. NG Chung Yin represented by Metro Planning and Development Company Limited
- Site** : Lot 1562 RP (Part) in D.D. 121, Shan Ha Tsuen, Yuen Long, New Territories
- Site Area** : 1,746 m² (about)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Draft Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/11 (at the time of submission)
- Approved Tong Yan San Tsuen OZP No. S/YL-TYST/12 (currently in force)
- Zoning** : “Village Type Development” (“V”)
[Restricted to a maximum building height of 3 storeys (8.23m)]
(No change to the “V” zone)
- Application** : Proposed Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years

1. Background

- 1.1 On 21.2.2018, the applicant sought planning permission to use the application site (the Site) for proposed temporary public vehicle park for private cars and light goods vehicles for a period of 3 years (**Plan A-1**).
- 1.2 On 20.4.2018, 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 comments of the Transport Department (TD).
- 1.3 On 12.9.2018, 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 further comments of TD. On 21.9.2018, 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 22.11.2018 and 10.1.2019, 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 12.2.2019, 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 the further comments of TD concerning on the parameters of the traffic assessment including the link capacities of the northern and southern section of Shan Ha Road and the road connecting Shan Ha Road and Tong Yan San Tsuen Interchange (**Appendix II**). The reassessing of the traffic assessment would take additional time.

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 22.11.2018 and 10.1.2019 to address TD's comments. The current request for deferment submitted is to allow time for addressing the further comments of TD.
- 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 5.10.2018 from the Secretary of the Board
Appendix II	Letter dated 12.2.2019 from the applicant's representative
Plan A-1	Location plan

**PLANNING DEPARTMENT
FEBRUARY 2019**