

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL/255
(for 2nd Deferment)

- Applicant** : Mr Chiu Ping Yin represented by R-riches Property Consultants Limited
- Site** : Lots 305 RP (Part), 307 (Part), 308, 309, 310 (Part), 311 (Part), 312 RP, 313 RP, 316 RP, 1220 RP (Part), 1223 (Part), 1224 RP (Part) and 1225 RP (Part) in D.D. 116, and adjoining Government Land, Au Tau, Yuen Long, New Territories
- Site Area** : 8,271.8m² (about) (including government land of about 188.6m²)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Yuen Long Outline Zoning Plan (OZP) No. S/YL/23
- Zoning** : “Government, Institution or Community” (“G/IC”) (about 53.75%),
[restricted to a maximum building height of 8 storeys excluding basement(s)]
and
“Open Space” (“O”) (about 46.25%)
- Application** : Temporary Public Vehicle Park (excluding container vehicle) for a Period of 6 Years

1. Background

- 1.1 On 11.2.2019, the applicant sought planning permission for a temporary public vehicle park (excluding container vehicle) for a period of 6 years on the application site (**Plan A-1**).
- 1.2 On 22.3.2019, 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 address departmental comments (**Appendix I**). The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

- 1.1 On 7.5.2019, 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 for preparation of further information to address departmental comments (**Appendix II**).

3. Planning Department's Views

- 3.1 The application has been deferred once for a total of 2 months at the request of the applicant. Since the last deferment on 22.3.2019, the applicant has submitted further information on 28.3.2019 which included a revised site layout plan with indication of fire services installation proposal and details of structures on site in response to departmental comments. The applicant has indicated that more time is needed to address concerned 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 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. The applicant should be advised that the Committee has allowed a maximum period of 2 months for preparation of submission of further information. Since it is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of 4 months including the previous deferment 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 12.4.2019 from the Secretary of the Board
Appendix II	Letter dated 7.5.2019 from the applicant's representative
Plan A-1	Location Plan