

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TYST/1008
(for 1st Deferment)

- Applicant** : Exact Win Limited represented by PlanArch Consultants Limited
- Site** : Lots 1447 S.A&S.B (Part), 1448, 1454 (Part), 1455 to 1457, 1458 (Part), 1459 to 1462, 1463 S.A, 1463 S.B RP, 1463 S.B ss.1, 1464 to 1466, 1468, 1471 (Part), 1472 S.B, 1477 RP, 1478 (Part), 1479 (Part) and 1480 in D.D. 119, Lots 1682 (Part), 1683 (Part) and 1684 (Part) in D.D. 121 and Adjoining Government Land (GL), Tong Yan San Tsuen, Yuen Long, New Territories
- Site Area** : 15,800 m² (about) (including about 280 m² of GL)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/12
- Zoning** : “Undetermined” (“U”)
- Application** : Temporary Vehicle Repair Workshop and Open Storage of Scrap Metal, Construction Machinery and Building/Recycling Materials with Ancillary Workshop and Packaging Activities for a Period of 3 Years

1. Background

- 1.1 On 25.2.2020, the applicant sought planning permission to use the application site (the Site) for temporary vehicle repair workshop and open storage of scrap metal, construction machinery and building/recycling materials with ancillary workshop and packaging activities 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) at this meeting.
- 1.2 In view of the situation of COVID-19 and the latest special work arrangement for government departments announced by the Government, the Planning Department (PlanD) has only provided essential and limited public services and the District

Planning Offices of PlanD have suspended all fieldwork, including visits to application sites for gathering of background information, until further notice.

2. Planning Department's Views

- 2.1 According to the Town Planning Guidelines on Deferment of Decision on Representations, Comments, Further Representations, and Applications made under the Town Planning Ordinance (TPB PG-No. 33), a decision on a s.16 application should be deferred if information which is essential for the consideration of the submissions by the Town Planning Board is not available but is required to be provided by the relevant parties or government departments. Since all fieldwork has been suspended during the special work arrangement and some relevant background information of the Site, which is essential for the consideration of the application by the Committee, is not yet available, it is recommended to defer making a decision on the application until such information becomes available.
- 2.2 Should the Committee agree to defer making a decision on the application, the application will be submitted to the Committee for consideration as soon as practicable after the fieldwork is resumed and the required background information of the Site can be made available.

3. Decision Sought

The Committee is invited to consider whether or not to defer making a decision on the application as recommended by PlanD. Should the Committee decide not to defer making a decision on the application, the application will be submitted to the Committee for consideration at the next meeting.

4. Attachment

Plan A-1 Location plan

**PLANNING DEPARTMENT
APRIL 2020**