

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TYST/1013
(for 1st Deferment)

<u>Applicant</u>	:	Nexon Development Limited represented by Goldrich Planners and Surveyors Limited
<u>Site</u>	:	Lots 2357 S.B RP and 2358 RP in D.D. 120, Tin Liu Tsuen, Yuen Long, New Territories
<u>Site Area</u>	:	2,716 m ² (about)
<u>Lease</u>	:	Block Government Lease (demised for agricultural use)
<u>Plan</u>	:	Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/12
<u>Zoning</u>	:	“Undetermined” (“U”)
<u>Application</u>	:	Temporary Open Storage of Construction Materials (Gravels, Bricks, Sand, Cement in Bags and Paints) with Vehicle Repair Workshop for a Period of 3 Years

1. Background

- 1.1 On 13.3.2020, the applicant sought planning permission to use the application site (the Site) for temporary open storage of construction materials (gravels, bricks, sand, cement in bags and paints) with vehicle repair workshop 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**