

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/YL-TYST/1019**  
*(for 2<sup>nd</sup> Deferment)*

- Applicant** : Mr. CHOW Ka Po represented by Metro Planning and Development Company Limited
- Site** : Lots 1170 S.B ss.2 (Part), 1170 S.B ss.3 (Part), 1170 S.B ss.4 S.A, 1170 S.B ss.4 RP, 1170 S.B ss.5 (Part), 1170 S.B RP (Part), 1173 (Part), 1175 (Part), 1176 (Part) and 1196 (Part) in D.D. 119, Pak Sha Tsuen, Yuen Long, New Territories
- Site Area** : 4,711 m<sup>2</sup> (about)
- Lease** : Block Government Lease (demised for agricultural use)
- Plans** : Draft Tong Yan San Tsuen (TYST) Outline Zoning Plan (OZP) No. S/YL-TYST/13 currently in force  
  
Approved TYST OZP No. S/YL-TYST/12 at the time of submission
- Zoning** : “Undetermined” (“U”)  
*[No change to the “U” zone on the current OZP]*
- Application** : Temporary Warehouse for Storage of Construction Materials and Exhibition Materials for a Period of 3 Years

**1. Background**

- 1.1 On 28.4.2020, the applicant sought planning permission to use the application site (the Site) for temporary warehouse for storage of construction materials and exhibition materials for a period of 3 years (**Plan A-1**).
- 1.2 On 26.6.2020, 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 2 months, as requested by the applicant so as to allow time to address departmental comments. On 9.7.2020, the applicant submitted further information and the application is scheduled for consideration by the Committee of the Board at this meeting.

## **2. Request for Deferment**

On 27.8.2020, 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**).

## **3. Planning Department's Views**

- 3.1 The application has been deferred once for 2 months at the request of the applicant. Since the first deferment on 26.6.2020, the applicant has submitted revised fire service installations proposals. The applicant has indicated that he needs more time to respond to the 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 respond to the 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 making 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 a period of 2 months for preparation of submission of further information. Since it is the second deferment of the application, the applicant should also be advised that the Committee has allowed a total of 4 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**

<b>Appendix I</b>	Letter dated 27.8.2020 from the applicant's representative
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
SEPTEMBER 2020**