

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TYST/1044
(for 1st Deferment)

- Applicant** : Joint Fortune Corporation Limited represented by PlanPlus Consultancy Limited
- Site** : Lots 955 S.B (Part), 961 (Part), 962 (Part), 963 (Part), 964 (Part), 965 (Part) and 969 (Part) in D.D. 121 and Adjoining Government Land (GL), Tong Yan San Tsuen, Yuen Long, New Territories
- Site Area** : 3,100 m² (about) (including about 165m² of GL)
- 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** : “Residential (Group D)” (“R(D)”) *[Restricted to maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m)]*
- [No change to the “R(D)” zone on the current OZP]*
- Application** : Proposed Temporary Public Vehicle Park (excluding Container Vehicle and Heavy Goods Vehicle) for a Period of 3 Years

1. Background

On 30.6.2020, the applicant sought planning permission to use the application site (the Site) for proposed temporary public vehicle park (excluding container vehicle and heavy goods vehicle) 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.

2. Request for Deferment

On 6.8.2020, 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 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 FSIs proposal, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.
- 3.2 Should the Committee agree to defer 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 2 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

Appendix I	Letter dated 6.8.2020 from the applicant's representative
Plan A-1	Location plan

**PLANNING DEPARTMENT
AUGUST 2020**