

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TYST/852
(for 2nd Deferment)

- Applicant** : Mao Shing Management Company Limited represented by Top Bright Consultants Limited
- Site** : Lots 749 (Part), 753 (Part), 754 (Part), 757 (Part), 758 (Part), 759 (Part), 760 S.A (Part), 760 S.B (Part), 761, 762, 763, 771 (Part) and 796 (Part) in D.D. 117, Kung Um Road, Yuen Long, New Territories
- Site Area** : 3,275 m² (about)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/10
(at the time of submission of application)
- Draft Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/11
(currently in force)
- Zoning** : “Undetermined” (“U”)
- [Same zoning and development restrictions on the approved Tong Yan San Tsuen OZP No. S/YL-TYST/10 and the draft Tong Yan San Tsuen OZP No. S/YL-TYST/11]
- Application** : Temporary Warehouse for Storage of Clothes and Household Products for a Period of 3 Years

1. Background

- 1.1 On 25.7.2017, the applicant sought planning permission to use the application site (the Site) for temporary warehouse for storage of clothes and household products for a period of 3 years (**Plan A-1**).
- 1.2 On 22.9.2017, 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 for the applicant to

prepare a drainage proposal to address to comments from the Drainage Services Department (DSD). On 15.11.2017, 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 22.12.2017, 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 prepare further information to address the further comments from DSD on the submitted drainage proposal, and to prepare a run-in/out proposal and a fencing proposal (**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 22.9.2017, the applicant has submitted a drainage proposal in response to the comments of DSD. The applicant has indicated that he needs more time for the preparation of submission of further information in response to further comments of DSD and to prepare a run-in/out proposal and a fencing proposal.
- 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 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 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 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 22.12.2017 from the applicant's representative
Plan A-1	Location plan

**PLANNING DEPARTMENT
JANUARY 2018**