

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

**APPLICATION NO. A/YL-TYST/976**  
*(for 2<sup>nd</sup> Deferment)*

- Applicant** : Mr. HO Chak Ming
- Site** : Lot 1231 S.B ss.1 (Part) in D.D.119, Pak Sha Tsuen, Yuen Long, New Territories
- Site Area** : 133m<sup>2</sup> (about)
- 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 for a Period of 3 Years

**1. Background**

- 1.1 On 17.7.2019, the applicant sought planning permission to use the application site (the Site) for temporary vehicle repair workshop for a period of 3 years (**Plan A-1**).
- 1.2 On 6.9.2019, 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 prepare further information to address departmental comments (**Appendix I**). On 4.11.2019 and 17.12.2019, 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 24.12.2019, the applicant 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 relevant submission and address departmental comment (**Appendix II**).

**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 6.9.2019, the applicant has submitted a drainage

proposal and a fire service installations proposal. The applicant has indicated that he needs more time for the preparation of submission of further information in response to 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 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**

<b>Appendix I</b>	Letter dated 20.9.2019 from the Secretary of the Board
<b>Appendix II</b>	Email dated 24.12.2019 from the applicant
<b>Plan A-1</b>	Location plan

**PLANNING DEPARTMENT  
JANUARY 2020**