

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

**APPLICATION NO. A/YL-TYST/977**  
*(for 1<sup>st</sup> Deferment)*

- Applicant** : Queen Million Investments Limited represented by PlanPlus Consultancy
- Site** : Lot 2611 S.A (Part) in D.D. 124 and Adjoining Government Land (GL), Tan Kwai Tsuen, Yuen Long, New Territories
- Site Area** : 1,520 m<sup>2</sup> (about) (including about 340 m<sup>2</sup> of GL)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/12
- Zoning** : “Residential (Group D)” (“R(D)”) (about 79.47%)  
*[Restricted to maximum plot ratio (PR) of 0.2 and maximum building height (BH) of 2 storeys (6m)]*
- “Residential (Group B)1” (“R(B)1”) (about 19.84%)  
*[Restricted to maximum PR of 1, maximum site coverage of 40% and maximum BH of 4 storeys over single-storey car park (15m)]*
- “Government, Institution or Community” (“G/IC”) (about 0.69%)
- Application** : Proposed Temporary Shop and Services (Retail Shop for Gardening Equipment and Outdoor Furniture) for a Period of 3 Years

**1. Background**

On 23.7.2019, the applicant sought planning permission to use the application site (the Site) for proposed temporary shop and services (retail shop for gardening equipment and outdoor furniture) 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 12.9.2019, 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 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.

3.2 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 12.9.2019 from the applicant's representative

**Plan A-1**                         Location plan

**PLANNING DEPARTMENT  
SEPTEMBER 2019**