

TOWN PLANNING BOARD

TPB Paper No. 10581

For Consideration by
the Town Planning Board on 27.9.2019
(1st Deferment)

REVIEW OF APPLICATION NO. A/YL-ST/547
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE

Temporary Container Vehicle Park with Ancillary Facilities (including Site Office and Storage) for a Period of 3 Years in “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” Zone
Lot 769 RP (Part) in D.D. 99 and Adjoining Government Land (GL),
San Tin, Yuen Long

**REVIEW OF APPLICATION NO. A/YL-ST/547
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE**

(1st Deferment)

<u>Applicant</u>	: Most Rich Investment Limited represented by Top Bright Consultants Limited
<u>Site</u>	: Lot 769 RP (Part) in D.D. 99 and Adjoining Government Land (GL), San Tin, Yuen Long
<u>Site Area</u>	: About 6,586 m ² (including GL of about 263 m ² (about 4%))
<u>Lease</u>	: Block Government Lease (demised for agricultural use) (no structures are allowed to be erected without prior approval of the Government)
<u>Plan</u>	: Approved San Tin Outline Zoning Plan (OZP) No. S/YL-ST/8
<u>Zoning</u>	: “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” (“OU(CDWRA)”)
<u>Application</u>	: Temporary Container Vehicle Park with Ancillary Facilities (including Site Office and Storage) for a Period of 3 Years
<u>RNTPC’s Decision</u> <u>[Date of Consideration]</u>	: Rejected [21.6.2019]
<u>Subject of Review</u>	: To review the Rural and New Town Planning Committee (RNTPC)’s decision to reject the application

1. Background

- 1.1 On 25.4.2019, the applicant sought planning permission to use the application site (the Site) for temporary container vehicle park with ancillary facilities (including site office and storage) for a period of 3 years under s.16 of the Town Planning Ordinance (the Ordinance) (**Plan R-1**). On 21.6.2019, the RNTPC of the Town Planning Board (the Board) rejected the application.
- 1.2 On 5.7.2019, the applicant’s representative applied, under s.17(1) of the Ordinance, for review of the RNTPC’s decision to reject the application. The review application has been scheduled for consideration by the Board on 27.9.2019.

2. Request for Deferment

On 3.9.2019, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the review application for two months to allow time for the applicant to prepare further information to address departmental comments (**Annex A**).

3. Planning Department's Views

3.1 The Planning Department has no objection to the request for deferment as the justification meets 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 provide further information in response to departmental comments; the deferment period is not indefinite; and that the deferment would not affect the interests of other relevant parties.

3.2 Should the Board agree to defer a decision on the review application, the application will be submitted to the Board for consideration within three months upon receipt of further submission from the applicant. If the submission 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 Board's consideration. The applicant should be advised that the Board has allowed two months for the preparation and submission of further information, and no further deferment would be granted unless under very special circumstances.

4. Decision Sought

The Board 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 for the Board's consideration at the next meeting.

5. Attachments

Annex A	Letter dated 3.9.2019 from the applicant's representative
Plan R-1	Location Plan

**PLANNING DEPARTMENT
SEPTEMBER 2019**