

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-KTS/956
(for 2nd Deferment)

<u>Applicant</u>	:	TANG Ying Pok represented by R-riches Property Consultants Limited
<u>Site</u>	:	Lots 564, 565 (Part) and 618 S.C (Part) in D.D. 106, Kam Sheung Road, Yuen Long, New Territories
<u>Site Area</u>	:	About 3,009 m ²
<u>Lease</u>	:	Block Government Lease (demised for agricultural use)
<u>Plan</u>	:	Approved Kam Tin South Outline Zoning Plan (OZP) No. S/YL-KTS/15
<u>Zoning</u>	:	“Other Specified Uses” annotated “Rural Use” (“OU(RU)”) [Maximum plot ratio of 0.4 and maximum building height of 3 storeys (9m)]
<u>Application</u>	:	Proposed Temporary Shop and Services (Vehicle Showroom) for a Period of 3 Years

1. Background

- 1.1 On 6.3.2023, the applicant submitted the current application to seek planning permission to use the application site for proposed temporary shop and services (vehicle showroom) for a period of 3 years (**Plan A-1**).
- 1.2 On 5.5.2023, the Rural and New Town Planning Committee (the Committee) agreed to defer a decision on the application, as requested by the applicant, for two months to allow time for the applicant to prepare further information to address departmental comments.
- 1.3 On 6.7.2023, the applicant submitted further information to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 16.8.2023, the applicant's representative wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to further defer making a decision on the application for two months to allow more time to prepare further information to address departmental comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for the second 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. 33A) in that the applicant needs more time to prepare further information to address departmental comments.
- 3.2 Should the Committee agree to defer a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of further submission from the applicant. If the further information submitted by the applicant is not substantial and could 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 total of four months for preparation of submission of further information. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

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 for the Committee's consideration at the next meeting.

5. Attachments

Appendix I
Plan A-1

Letter from the applicant's representative dated 16.8.2023
Location Plan

PLANNING DEPARTMENT
AUGUST 2023