

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

**APPLICATION NO. A/YL-LFS/420**  
***(for 1<sup>st</sup> Deferment)***

- Applicant** : Mr Wong Shui Chuen represented by Metro Planning & Development Company Limited
- Site** : Lots 1673 (Part), 1675 (Part), 1676 (Part), 1677 (Part) and 1678 (Part) in D.D.129 and adjoining Government Land (GL), Lau Fau Shan, Yuen Long, New Territories
- Site Area** : About 1,458.5 m<sup>2</sup> (including GL of about 325.8m<sup>2</sup> or 22.3%)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Draft Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) No. S/YL-LFS/10
- Zoning** : “Recreation” (“REC”)
- Application** : Proposed Temporary Shop and Services (Shop for Selling Hardware Accessories) for a Period of 3 Years

**1. Background**

On 31.12.2021, the applicant sought planning permission for proposed temporary shop and services (shop for selling hardware accessories) for a period of 3 years at the application site (the Site) (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) at this meeting.

**2. Request for Deferment**

On 21.1.2022, the applicant’s representative wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the application for two months in order to allow time for preparation of further information (FI) to address departmental comments (**Appendix I**).

**3. Planning Department’s Views**

- 3.1 The Planning Department has no objection to the request for the first deferment as the justification for deferment 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. 33A) in that the deferment would allow the applicant to prepare FI to address outstanding issues.

- 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 FI from the applicant. If the FI 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 period of two months for preparation of submission of FI, 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 of 21.1.2022 from the applicant's representative
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
FEBRUARY 2022**