

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

**APPLICATION NO. A/YL-NSW/306**  
***(for 1<sup>st</sup> Deferment)***

- Applicant** : Lok Sau Lan represented by Toco Planning Consultants Limited
- Site** : Lots 766 S.A, 766 S.C and 767 in D.D.115, Au Tau, Yuen Long
- Site Area** : About 884.71 m<sup>2</sup>
- Lease** : Block Government Lease (demised for agricultural use)
- Lots 766 S.A and 776 S.C (portion) in D.D. 115 were covered by Short Term Waivers (STWs) for temporary retail shop for wheels and tyres
  - Lots 776 S.C (portion) and 767 in D.D. 115 were covered by STWs for vehicle repair workshop
- Plan** : Approved Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/8
- Zoning** : “Undetermined” (“U”)
- Application** : Temporary Vehicle Maintenance Workshop, Retail Shop for Car Components/Accessories and Convenience Store with Ancillary Uses for a Period of 3 Years

**1. Background**

On 18.1.2023, the applicant submitted the application to seek planning permission for proposed vehicle maintenance workshop, retail shop for car components/accessories and convenience store with ancillary uses for a period of 3 years at the application 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 10.3.2023, 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 so as to allow more time to prepare 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 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 further information 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 two months for preparation of the 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 for the Committee's consideration at the next meeting.

### **5. Attachments**

<b>Appendix I</b>	Letter dated 10.3.2023 from the applicant
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
MARCH 2023**