

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-NTM/451
(for 1st Deferment)

- Applicant** : Zhuang Fortunate Agricultural Co. Limited represented by Mr Wong Sun Wo William
- Site** : Lots 1455, 1464, 1465, 1466, 1470, 1471, 1522 (Part), 1523 and 1524 in D.D. 105 and Adjoining Government Land, Ngau Tam Mei, Yuen Long
- Site Area** : About 5,110 m² (including Government Land (GL) of about 1,850 m²)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12
- Zoning** : “Residential (Group C)” (“R(C)”)

[restricted to a maximum plot ratio (PR) of 0.4 and a maximum building height (BH) of 3 storeys (9m) including car park]
- Application** : Proposed Temporary Reinforcing Steel Processing Workshop and Precast Concrete Structures Workshop with Ancillary Office for a Period of 1 Year

1. Background

On 2.11.2022, the applicant submitted the application to seek planning permission for proposed temporary reinforcing steel processing workshop and precast concrete structures workshop with ancillary office for a period of 1 year 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 12.12.2022, 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 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

Appendix I	Email dated 12.12.2022 from the applicant
Plan A-1	Location Plan

**PLANNING DEPARTMENT
DECEMBER 2022**