

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-PH/945
(for 1st Deferment)

<u>Applicant</u>	:	梁琮琮女士
<u>Site</u>	:	Lot 1479 S.B in D.D. 111 and Adjoining Government Land, Leung Uk Tsuen, Pat Heung, Yuen Long
<u>Site Area</u>	:	About 306.13m ² (including Government Land of about 15.7m ²)
<u>Lease</u>	:	(i) Block Government Lease (demised for agricultural use) (about 95% of the Site) (ii) Government Land (GL) (about 5% of the Site)
<u>Plan</u>	:	Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11
<u>Zoning</u>	:	“Agriculture” (“AGR”)
<u>Application</u>	:	Temporary Open Storage (Private Car and Vans Prior to Sale) for a Period of 3 Years

1. Background

On 15.3.2023, the applicant submitted the current application to seek planning permission to use the application site for temporary open storage (private car and vans prior to sale) for a period of 3 years (**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 26.4.2023, the applicant 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 as the applicant would require more time to address comments from various government departments (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for the first 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 deferment would allow the applicant to prepare further information to address outstanding issue(s).
- 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 two months for preparation of the submission of further information, 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

Appendix I
Plan A-1

Letter from the applicant dated 26.4.2023
Location Plan

PLANNING DEPARTMENT
MAY 2023