

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-PN/68
(for 1st Deferment)

- Applicant** : Yuet Wo Hong Limited (越和行有限公司) represented by Miss HUI Hang Yu (許幸如)
- Site** : Lot 32 (Part) in D.D.135, Pak Nai, Yuen Long, New Territories
- Site Area** : About 1,150 m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Sheung Pak Nai & Ha Pak Nai Outline Zoning Plan No. S/YL-PN/9
- Zoning** : “Agriculture” (“AGR”)
- Application** : Proposed Temporary Shop and Services (Store) for a Period of 3 Years

1. Background

On 8.8.2022, the applicant sought planning permission for proposed temporary shop and services (store) 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) of the Town Planning Board (the Board) at this meeting.

2. Request for Deferment

On 1.9.2022, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months so as to allow 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 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 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 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

Appendix I
Plan A-1

Email of 1.9.2022 from the applicant's representative
Location Plan

PLANNING DEPARTMENT
SEPTEMBER 2022