

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-PS/676
(for 1st Deferment)

- Applicant** : Yat Tin Property Management Limited represented by Metro Planning and Development Company Limited
- Site** : Lots 25 (Part), 26 RP, 27 RP, 28 RP (Part), 29 RP (Part) and 30 RP in D.D. 121, Ping Shan, Yuen Long, New Territories
- Site Area** : About 4,550m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Ping Shan Outline Zoning Plan No. S/YL-PS/20
- Zoning** : “Government, Institution or Community” (“G/IC”) (about 99%);
“Residential (Group B) 1” (“R(B)1”) (about 0.4%)¹; and
[Restricted to maximum plot ratio of 1, maximum site coverage of 40% and maximum building height of 5 storeys (15m) including car park]
“Village Type Development” (“V”) (about 0.6%)¹
[Restricted to a maximum building height of 3 storeys (8.23m)]
- Application** : Proposed Temporary Shop & Services and Wholesale of Food Products for a Period of 3 Years

1. Background

On 2.2.2023, the applicant sought planning permission for proposed temporary shop and services and wholesale of food products for a period of three 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 22.3.2023, the applicant’s representative wrote to the Secretary of the Board and

¹ The minor encroachment onto the “R(B)1” and “V” zones would be considered as minor boundary adjustment allowed under the covering Notes of the OZP.

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 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

Appendix I	Letter of 22.3.2023 from the applicant's representative
Plan A-1	Location plan

**PLANNING DEPARTMENT
MARCH 2023**