

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-SK/328
(for 1st Deferment)

<u>Applicant</u>	Mr. CHEUNG Chi Yuen Danny represented by Metro Planning & Development Company Limited
<u>Site</u>	Lot 878 (Part) in D.D. 114 and Adjoining Government Land, Pat Heung, Yuen Long
<u>Site Area</u>	About 401 m ² (including about 110 m ² of Government Land)
<u>Land Status</u>	(i) Block Government Lease (demised for agricultural use) (about 73% of the Site) (ii) Government Land (about 27% of the Site)
<u>Plan</u>	Approved Shek Kong Outline Zoning Plan (OZP) No. S/YL-SK/9
<u>Zoning</u>	“Residential (Group D)” (“R(D)”)
<u>Application</u>	Temporary Shop and Services (Retail Shop for Hardware Groceries) for a Period of 3 Years

1 Background

On 19.4.2022, the applicant submitted the application to seek planning permission to use the application site (the Site) (**Plan A-1**) for temporary shop and services (retail shop for hardware groceries). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) on 10.6.2022.

2 Request for Deferment

On 1.6.2022, 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 so as to allow time for preparation of further information 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 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 can be processed within a shorter time, the application could be submitted to an earlier meeting for Committee's consideration. The applicant should be advised that the Committee has allowed two months for preparation of 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 for the Committee's consideration at the next meeting.

5 Attachments

Appendix I	Email dated 1.6.2022 from the applicant
Plan A-1	Location Plan

**PLANNING DEPARTMENT
JUNE 2022**