

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TYST/1149

(for 1st Deferment)

- Applicant** : Mr. Tang Mo Pun
- Site** : Lots 2387 RP (Part), 2388 (Part), 2412 (Part) and 2413 (Part) in D.D. 120, Yuen Long, New Territories
- Site Area** : 2,300 m² (about)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14
- Zonings** : “Open Space” (“O”) (about 78.4%);
“Residential (Group A)3” (“R(A)3”) (about 14.9%); and
[restricted to a maximum plot ratio of 7 and maximum building height of 160mPD]
area shown as ‘Road’ (about 6.7%)
- Application** : Temporary Open Storage and Warehouse for Storage of Exhibition Materials and Construction Materials for a Period of 3 Years

1. Background

On 21.1.2022, the applicant sought planning permission for temporary open storage and warehouse for storage of exhibition materials and construction materials for a period of 3 years at the application site (the Site) (**Plan A-1**). In light of the special work arrangement for government departments due to the novel coronavirus infection, the meeting originally scheduled for 18.3.2022 for consideration of the application has been rescheduled, and the Town Planning Board (the Board) agreed to defer consideration of this application. The application is now scheduled for consideration by the Rural and New Town Planning Committee (the Committee) at this meeting.

2. Request for Deferment

On 20.5.2022, the applicant wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months in order to allow time 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 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 (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 submission from the applicant. If the FI 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 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. Attachment

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| Appendix I | Email dated 20.5.2022 from the applicant |
| Plan A-1 | Location Plan |

**PLANNING DEPARTMENT
JUNE 2022**