

APPLICATION FOR RENEWAL OF PLANNING APPROVAL
FOR TEMPORARY USE
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TYST/1246

(for 1st Deferment)

- Applicant** : Hong Kong Concrete Company Limited represented by Townland Consultants Limited
- Site** : Lots 1290 S.C RP, 1293 S.C and 2019 in D.D. 121 and Adjoining Government Land (GL), San Fui Street, Tong Yan San Tsuen, Yuen Long, New Territories
- Site Area** : 2,457 m² (about) (including GL of about 303 m² (12.3%))
- Lease** : (i) Block Government Lease (demised for agricultural use or garden ground use); and
(ii) New Grant No. 4101 (for industrial or godown use)
- Plan** : Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14
- Zoning** : “Industrial” (“I”)
[Restricted to a maximum plot ratio of 3 and a maximum building height (BH) of 4 storeys (15m)]
- Application** : Renewal of Planning Approval for Temporary Concrete Batching Plant for a Period of 3 Years

1. Background

On 6.11.2023, the applicant sought renewal of planning approval for temporary concrete batching plant 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 20.12.2023, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for one month in order

to allow time for preparation of 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 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. 33B) 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 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 a period of one month 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. Attachments

Appendix I
Plan A-1

Letter dated 20.12.2023 from the applicant's representative
Location Plan

PLANNING DEPARTMENT
DECEMBER 2023