

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/YL-TYST/1270**

*(for 2<sup>nd</sup> Deferment)*

- Applicant** : Mr. YEUNG Ka Wing represented by Metro Planning & Development Company Limited
- Site** : Various Lots in D.D. 119 and Adjoining Government Land (GL), Pak Sha Tsuen, Yuen Long
- Site Area** : 9,095 m<sup>2</sup> (about) (including GL of about 238 m<sup>2</sup> (about 2.6%))
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14
- Zonings** : “Undetermined” (“U”) (about 98.8%); and  
“Residential (Group C)” (“R(C)”) (about 1.2%)  
*[Restricted to a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m)]*
- Application** : Temporary Warehouse for Storage of Construction Materials, Food Provisions, Vehicles, Vehicle Parts and Electronic Products for a Period of 3 Years

**1. Background**

- 1.1 On 22.5.2024, the applicant sought planning permission for temporary warehouse for storage of construction materials, food provisions, vehicles, vehicle parts and electronic products for a period of three years at the application site (**Plan A-1**).
- 1.2 On 19.7.2024, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months, as requested by the applicant, to allow time for preparation of further information (FI) to address departmental comments. On 6.9.2024, the applicant’s representative submitted FI to address departmental comments.

## **2. Request for Deferment**

On 10.10.2024, 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 for preparation of 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 second 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, 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 total of four months for preparation of the submission of FI. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

## **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 10.10.2024 from the applicant's representative  
Location Plan

**PLANNING DEPARTMENT**  
**OCTOBER 2024**