

TPB Paper No. 10820

**For Consideration by
the Town Planning Board on 8.4.2022**

REVIEW OF APPLICATION NO. A/YL-LFS/411
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE

**Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years
and Filling of Land in “Green Belt” Zone,
Lots 579 RP, 580, 581, 582, 583, 584 (Part) and 590 in D.D.129 and Adjoining
Government Land (GL), Lau Fau Shan, Yuen Long, New Territories
*(for 1st Deferment)***

REVIEW OF APPLICATION NO. A/YL-LFS/411
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE

(for 1st Deferment)

<u>Applicant</u>	: Lemgo Estates Limited represented by Mr. LIT Ying-cheung, Edward
<u>Site</u>	: Lots 579 RP, 580, 581, 582, 583, 584 (Part) and 590 in D.D.129 and Adjoining Government Land (GL), Lau Fau Shan, Yuen Long, New Territories
<u>Site Area</u>	: About 5,706m ² (including GL of about 1,250m ² or 21.9%)
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Draft Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) No. S/YL-LFS/10
<u>Zoning</u>	: “Green Belt” (“GB”)
<u>Application</u>	: Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years and Filling of Land
<u>RNTPC’s decision</u>	: Rejected on 10.12.2021
<u>Subject of Review</u>	: To review the Rural and New Town Planning Committee (RNTPC)’s decision to reject the application

1. Background

- 1.1 On 19.10.2021, the applicant sought planning permission for temporary warehouse for storage of construction materials for a period of 3 years and filling of land at the application site (the Site) (**Plan R-1**). On 10.12.2021, the RNTPC of the Town Planning Board (the Board) rejected the application.
- 1.2 On 12.1.2022, the applicant applied, under section 17(1) of the Town Planning Ordinance, for a review of the RNTPC’s decision to reject the application. The review application is scheduled for consideration by the Board on 8.4.2022.

2. Request for Deferment

On 8.3.2022, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the review application for two months in order to allow more time for preparation of further information (FI) to address departmental comments (**Annex A**).

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 support the review application.
- 3.2 Should the Board agree to defer making a decision on the review application, the application will be submitted to the Board for consideration within three 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 Board's consideration. The applicant should be advised that the Board has allowed two months for preparation of submission of FI, and no further deferment would be granted unless under very special circumstances.

4. Decision Sought

The Board 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 Board for consideration at the next meeting.

5. Attachments

Annex A	Letter from the applicant's representative dated 8.3.2022
Plan R-1	Location Plan

**PLANNING DEPARTMENT
APRIL 2022**

Annex A of TPB
Paper No. 10820

Date :8.3.2022

By Post & Fax (28770245)

The Secretary,
Town Planning Board,
15/F., North Point Government Office,
333, Java Road, North Point, Hong Kong.
(TO Whom It May Concern)
Your Reference: TPB/A/YL-LFS/411



Dear Sir/Madam,

Application for Deferment of the Decision from TPB for a period of Two Months for the Application for a Review of the Decision on the Application for Temporary Warehouse for Storage of Construction Materials and Filling of Land in "Green Belt" on Lots Nos. 579RP, 580, 581, 582, 583, 584(Part) and 590 in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long (Application No. A/YL-LFS/411) under Section 17(1) of the Town Planning Ordinance

Thank you for your letter dated 20.01.2022.

I would like to request for a 2-month deferment of the decision on the above review application by Town Planning Board. In order to have sufficient time address the previous comments from the Director of Environmental Protection and the Chief Town Planner /Urban Design and Landscape of Planning Department, the landowner is seeking assistance from the Professional Body in ecological and environmental fields to comply an assessment report on the impact to the Green Belt Zone from the proposed use. Hopefully, a detailed assessment report/s can be compiled by the end of May, 2022.

I therefore should be grateful if 2-month deferment of the decision on the above captioned review can be granted.

Thank you for your kind attention and should you have any query, please do not hesitate to contact the undersigned at [REDACTED]

Yours sincerely,

(Lit Ying Cheung Edward)

c.c.. Messrs. Howell & Co. (Attn: Mr. Danny SK FONG)
Lemgo Estates Development (Attn: Mr. LEUNG Chi Keung)
District Planning Office, Tuen Mun & Yuen Long West (Attn: Ms. Bonnie)

