

TPB Paper No. 10930

**For Consideration by
the Town Planning Board on 6.10.2023**

**REVIEW OF APPLICATION NO. A/YL-ST/616
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE**

**Temporary Container Vehicle Park and Open Storage of Construction Materials with
Ancillary Tyre Repair Area, Site Office and Storage Uses for a Period of 2 Years in
“Other Specified Uses” annotated “Comprehensive Development to include Wetland
Restoration Area” Zone, Lot 769 RP (Part) in D.D. 99, San Tin, Yuen Long**

REVIEW OF APPLICATION NO. A/YL-ST/616
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE

(for 2nd Deferment)

<u>Applicant</u>	: Most Rich Investment Limited represented by Top Bright Consultants Limited
<u>Sites</u>	: Lot 769 RP (Part) in D.D. 99, San Tin, Yuen Long
<u>Site Area</u>	: About 30,862 m ²
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Approved San Tin Outline Zoning Plan (OZP) No. S/YL-ST/8
<u>Zoning</u>	: “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area”
<u>Application</u>	: Temporary Container Vehicle Park and Open Storage of Construction Materials with Ancillary Tyre Repair Area, Site Office and Storage Uses for a Period of 2 Years
<u>RNTPC’s Decision</u>	Rejected on 13.1.2023
<u>Subject of Review</u>	To review the Rural and New Town Planning Committee (the Committee)’s decision to reject the application

1. Background

- 1.1 On 14.4.2022, the applicant sought planning permission for temporary container vehicle park and open storage of construction materials with ancillary tyre repair area, site office and storage uses for a period of 2 years at the application site under section 16 of the Town Planning Ordinance (the Ordinance) (**Plan R-1**). On 13.1.2023, the Committee of the Town Planning Board (the Board) rejected the application.
- 1.2 On 20.2.2023, the applicant applied, under section 17(1) of the Ordinance, for a review on the Committee’s decision to reject the application. On 12.5.2023, the Board agreed to defer making a decision on the review application, as requested by the applicant, for two months to allow time for the applicant to prepare further information to address departmental comments.

- 1.3 On 10.7.2023, the applicant's representative submitted further information to address departmental comments. The review application is scheduled for consideration by the Board at this meeting.

2. Request for Deferment

On 27.9.2023, 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 so as to allow time for preparation of further information to address departmental comments (**Annex A**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for the second deferment as the justifications 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 further information to address outstanding issue(s).
- 3.2 Should the Board agree to defer a decision on the review application, the application will be submitted to the Board for consideration within three months upon receipt of further information 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 the Board's consideration. The applicant should be advised that the Board has allowed a total of four months for preparation of submission of further information as requested by the applicant. 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 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 for the Board's consideration at the next meeting.

5. Attachments

Annex A	Letter dated 27.9.2023 from the applicant's representative
Plan R-1	Location Plan