

TPB Paper No. 10892

**For Consideration by
the Town Planning Board on 28.4.2023**

**REVIEW OF APPLICATION NO. A/YL-TT/578
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE**

**Temporary Warehouse for Storage of Construction Equipment
for a Period of 3 Years in “Village Type Development” Zone,
Lot 936 in D.D. 118, No. 66 Nam Hang Tsuen, Yuen Long, New Territories**

REVIEW OF APPLICATION NO. A/YL-TT/578
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE

(for 1st Deferment)

<u>Applicant</u>	: Concut Engineering Limited represented by Conrad Tang & Associates Limited
<u>Site</u>	: Lot 936 in D.D. 118, No. 66 Nam Hang Tsuen, Yuen Long, New Territories
<u>Site Area</u>	: 265.2 m ² (about)
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Draft Tai Tong Outline Zoning Plan No. S/YL-TT/19
<u>Zoning</u>	: “Village Type Development” (“V”) <i>[Restricted to a maximum building height of 3 storeys (8.23m)]</i>
<u>Application</u>	: Temporary Warehouse for Storage of Construction Equipment for a Period of 3 Years
<u>RNTPC’s Decision</u>	: Rejected on 23.12.2022
<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 3.11.2022, the applicant sought planning permission for temporary warehouse for storage of construction equipment for a period of three years at the application site (the Site) under section 16 of the Town Planning Ordinance (the Ordinance) (**Plan R-1**). On 23.12.2022, the RNTPC of the Town Planning Board (the Board) rejected the application
- 1.2 On 2.2.2023, the applicant applied, under Section 17(1) of the Ordinance, for a review of RNTPC’s decision to reject the application with supplementary information in support of the review application

2. Request for Deferment

On 3.4.2023, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months in order to allow time 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 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 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 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 Board's consideration. The applicant should be advised that the Board has allowed a period of 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 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
Plan R-1

Letter dated 3.4.2023 from the applicant's representative
Location Plan

PLANNING DEPARTMENT
APRIL 2023