

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

**APPLICATION NO. A/YL-TYST/1000**  
*(for 3<sup>rd</sup> Deferment)*

- Applicant** : Mr. TSOI Tak Lee represented by Goldrich Planners & Surveyors Limited
- Site** : Lot 1162 RP (Part) in D.D. 119 and Adjoining Government Land (GL), Kung Um Road, Yuen Long, New Territories
- Site Area** : 3,220 m<sup>2</sup> (about) (including about 163 m<sup>2</sup> of GL)
- Lease** : Block Government Lease (demised for agricultural use)
- Plans** : Draft Tong Yan San Tsuen (TYST) Outline Zoning Plan (OZP) No. S/YL-TYST/13 currently in force
- Approved TYST OZP No. S/YL-TYST/12 at the time of submission
- Zoning** : “Undetermined” (“U”)
- [No change to the “U” zone on the current OZP]*
- Application** : Temporary Warehouse for Storage of Construction Materials and Household Materials with Ancillary Office for a Period of 3 Years

**1. Background**

- 1.1 On 18.12.2019, the applicant sought planning permission to use the application site (the Site) for temporary warehouse for storage of construction materials and household materials with ancillary office for a period of 3 years (**Plan A-1**).
- 1.2 On 20.3.2020 and 24.6.2020, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer a decision on the application for 2 months each, as requested by the applicant, so as to allow time for the applicant to prepare further information (FI) to address departmental comments. On 20.5.2020 and 29.7.2020, the applicant submitted FI to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

## **2. Request for Deferment**

On 9.9.2020, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for 2 months so as to allow time to address departmental comments (**Appendix I**).

## **3. Planning Department's Views**

- 3.1 The application has been deferred twice for a total of four months at the request of the applicant. Since the last deferment, the applicant had submitted FI on 29.7.2020 to address departmental comments. The current request for deferment submitted is to allow more time for addressing departmental comments.
- 3.2 The Planning Department has no objection to the request for deferment as the justifications for deferment meet 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. 33) in that the applicant needs more time to prepare submissions in response to departmental comments, the deferment period is not indefinite and the deferment would not affect the interest of other relevant parties.
- 3.3 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 further submission 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 Committee's consideration. The applicant should be advised that the Committee has allowed a further two months for preparation of submission of FI. Since this is the third deferment, the applicant should also be advised that the Committee has allowed a total of six months including the previous deferments for preparation of 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 to the Committee for consideration at the next meeting.

**5. Attachments**

<b>Appendix I</b>	Letter dated 9.9.2020 from the applicant's representative
<b>Plan A-1</b>	Location plan

**PLANNING DEPARTMENT  
SEPTEMBER 2020**