

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TYST/1034
(for 1st Deferment)

- Applicant** : Forest Development & Construction Company Limited represented by Metro Planning and Development Company Limited
- Site** : Lot 1368 (Part) in D.D. 119 and Adjoining Government Land (GL), Yuen Long, New Territories
- Site Area** : 1,920 m² (about) (including about 90m² 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
- Zonings** : An area shown as ‘Road’ (about 55.5%); and

“Residential (Group A) 3” (“R(A)3”) (about 44.5%)
[Restricted to a maximum plot ratio of 7 and a maximum building height of 160mPD]

on the draft TYST OZP No. S/YL-TYST/13 currently in force

“Undetermined” (“U”) on the then approved TYST OZP No. S/YL-TYST/12 at the time of submission
- Application** : Temporary Warehouse for Storage of Construction Materials and Electronic Goods for a Period of 3 Years

1 Background

- 1.1 On 28.5.2020, the applicant sought planning permission to use the application site (the Site) for temporary warehouse for storage of construction materials and electronic goods for a period of 3 years (**Plan A-1**).

- 1.2 In light of the special work arrangement for government departments due to the novel coronavirus infection, the meeting originally scheduled for 24.7.2020 for consideration of the application has been rescheduled, and the Town Planning Board (the Board) has agreed to defer consideration of the application. The application is now scheduled for consideration by the Rural and New Town Planning Committee (the Committee) at this meeting.

2 Request for Deferment

On 27.8.2020, 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 more time to prepare the submission of the fire service installations (FSIs) proposal (**Appendix I**).

3 Planning Department's Views

- 3.1 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 FSIs proposal, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.
- 3.2 Should the Committee agree to defer a decision on the application, the application will be submitted to the Committee for consideration within 2 months upon receipt of further submission 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 Committee's consideration. The applicant should be advised that the Committee has allowed 2 months for preparation of submission of further information, 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

Appendix I	Letter dated 27.8.2020 from the applicant's representative
Plan A-1	Location plan

**PLANNING DEPARTMENT
SEPTEMBER 2020**