

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TYST/1035
(for 1st Deferment)

- Applicant** : Billion Rising (Hong Kong) Building Materials Limited
represented by PlanPlus Consultancy Limited
- Site** : Lots 638 RP, 638 S.A RP, 638 S.B, 638 S.C, 1023 S.C, 1025,
1026, 1031, 1032 S.A to S.C, 1033 S.A, 1033 S.B, 1033 S.D,
1868 RP, 1868 S.A RP, 1868 S.A ss.1, 1868 S.A ss.2, 1868 S.B,
1868 S.C and 1884 S.B (Part) in D.D. 121, Tong Yan San Tsuen,
Yuen Long, New Territories
- Site Area** : 8,073 m² (about)
- 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** : “Residential (Group B) 1” (“R(B)1”) (about 99.52%); and
*[Restricted to a maximum plot ratio (PR) of 1, a maximum site coverage of
40% and a maximum building height (BH) of 4 storeys over single-storey car
park (15m)]*
- “Residential (Group D)” (“R(D)”) (about 0.48%)
[Restricted to a maximum PR of 0.2 and a maximum BH of 2 storeys (6m)]
- [No change to the “R(B)1” and “R(D)” zones on the current OZP]*
- Application** : Proposed Temporary Public Vehicle Park (excluding Container
Vehicle and Heavy Goods Vehicle) 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 proposed temporary public vehicle park (excluding container vehicle and heavy goods vehicle) 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 25.8.2020, 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 address departmental comments (**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 respond to departmental comments, 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 25.8.2020 from the applicant's representative
Plan A-1	Location plan

**PLANNING DEPARTMENT
SEPTEMBER 2020**