

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL/272
(for 1st Deferment)

- Applicant** : Mr. TANG Tak Kin represented by R-riches Property Consultants Limited
- Site** : Lots 1315 (Part) and 1316 RP in D.D. 122 and Adjoining Government Land (GL), Yuen Long, New Territories
- Site Area** : 3,025m² (about) (including GL of about 83m² (about 2.7%))
- Lease** : Block Government Lease (demised for agricultural use)
- Plans** : Approved Yuen Long Outline Zoning Plan (OZP) No. S/YL/23 (at the time of submission)

Draft Yuen Long OZP No. S/YL/24 (currently in force)
- Zoning** : “Village Type Development” (“V”)
[no change to the subject “V” zone on the current OZP]
[restricted to a maximum building height of 3 storeys (8.23m)]
- Application** : Proposed Temporary Shop and Services (Vehicle Showroom) with Ancillary Vehicle Repair Workshop for a Period of 6 Years

1. Background

On 5.1.2021, the applicant sought planning permission to use the application site (the Site) for proposed temporary shop and services (vehicle showroom) with ancillary vehicle repair workshop for a period of 6 years (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting.

2. Request for Deferment

On 17.2.2021, 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 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 further information in response 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 17.2.2021 from the applicant's representative
Plan A-1	Location plan

**PLANNING DEPARTMENT
FEBRUARY 2021**