

RNTPC Paper No. A/YL-PH/850
For Consideration by
the Rural and New Town
Planning Committee
on 4.9.2020

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-PH/850
(for 1st Deferment)

- Applicant** : Wah Tung Development Company Limited
- Site** : Lots 582 S.B and 582 S.C in D.D. 111 and Adjoining Government Land, Fan Kam Road, Pat Heung, Yuen Long
- Site Area** : About 350m² (including about 94.5m² of Government Land (27%))
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Pat Heung Outline Zoning Plan (OZP) No. S/YL-PH/11
- Zoning** : “Village Type Development” (“V”)
[maximum building height of 3 storeys (8.23m)]
- Application** : Temporary Shop and Services (Car Beauty Services) for a Period of 3 Years

1. Background

On 14.7.2020, the applicant submitted the subject application to seek planning permission to use the application Site (the Site) for proposed temporary shop and services (car beauty services) for a period of 3 years (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) on 4.9.2020.

2. Request for Deferment

On 2.9.2020, the applicant wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the application so as to allow two months’ time for preparation of further information 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 two 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 two months for preparation of submission of further information as requested by the applicant, 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 2.9.2020 from the applicant
Plan A-1	Location plan

**PLANNING DEPARTMENT
SEPTEMBER 2020**