

RNTPC Paper No. A/YL-HTF/1092A  
For Consideration by  
the Rural and New Town  
Planning Committee  
on 18.1.2019

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

**APPLICATION NO. A/YL- HTF/1092**  
*(for 2<sup>nd</sup> Deferment)*

- Applicant** : Jiin Yeeh Ding (H.K.) Enterprises Limited represented by Propertywise Surveyors Limited
- Site** : Lot 384 R.P. in D.D. 128, Deep Bay Road, Lau Fau Shan, Yuen Long, N.T.
- Site Area** : About 4,411m<sup>2</sup>
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Ha Tsuen Fringe Outline Zoning Plan No. S/YL-HTF/12
- Zoning** : “Agriculture” (“AGR”)
- Application** : Proposed Temporary Warehouse of Electric Spare Parts for a Period of 2 Years

**1. Background**

- 1.1 On 4.10.2018, the applicant sought planning permission to use the application site (the Site) for proposed temporary warehouse of electric spare parts for a period of 2 years (**Plan A-1**).
- 1.2 On 2.11.2018, the applicant requested the Town Planning Board (the Board) to defer the consideration of the application for two months to allow time for preparation of further information to address comments of the relevant departments. On 16.11.2018, the Rural and New Town Planning Committee (the Committee) of the Board agreed to defer a decision on the application for two months, as requested by the applicant. The application is scheduled for consideration by the Committee at this meeting.

**2. Request for Deferment**

On 10.1.2019, the applicant wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months so as to allow more time for the consultants to prepare documents to respond to the comments of Agriculture, Fisheries and Conservation Department, Urban Design and Landscape Section, Planning Department and Transport Department (TD) in particular for the preparation of submission to address TD’s comment (**Appendix I**).

**3. Planning Department's Views**

- 3.1 The application has been deferred once for two months at the request of the applicant to allow more time to address departmental comments received on the application. Since the last deferment, the applicant has submitted a self-explanatory letter on 10.1.2019 providing justifications that more time is required for the consultants to respond to comments raised by concerned departments.
- 3.2 The Planning Department has no objection to the request for deferment as the justification for deferment meets 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 time to prepare further information to address departmental comments, the deferment period is not indefinite and the deferment would not affect the interests 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 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. Since it is the second deferment of the application, the applicant should be advised that the Board has allowed a total of four months including the previous deferment 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**

<b>Appendix I</b>	Letter dated 10.1.2019 from the applicant's representative requesting for further deferment
<b>Plan A-1</b>	Location plan

**PLANNING DEPARTMENT  
JANUARY 2019**