

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

**APPLICATION NO. A/YL-HTF/1168**  
***(for 2<sup>nd</sup> Deferment)***

- Applicant** : First Champion Limited represented by R-riches Property Consultants Limited
- Site** : Various Lots in D.D. 125 and Adjoining Government Land (GL), Ha Tsuen, Yuen Long, New Territories
- Site Area** : About 41,569m<sup>2</sup> (including GL of about 5,568m<sup>2</sup>, or 13%)
- Lease** : Block Government Lease (demised for agricultural use)
- Plans and Zonings** : (i) “Green Belt” (about 99.98%) on approved Ha Tsuen Fringe Outline Zoning Plan (OZP) No. S/YL-HTF/12
- (ii) Area shown as ‘Road’ (about 0.02%)<sup>1</sup> on approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2
- Application** : Proposed Temporary Open Storage of Construction Materials, Construction Machineries and Vehicles with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond and Excavation of Land

**1. Background**

- 1.1 On 8.2.2024, the applicant sought planning permission for proposed temporary open storage of construction materials, construction machineries and vehicles with ancillary facilities for a period of three years and associated filling of land and pond and excavation of land at the application site (**Plan A-1**).
- 1.2 On 5.4.2024, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months, as requested by the applicant, to allow time to prepare further information (FI) to address departmental comments. On 6.5.2024 and 5.6.2024, the applicant submitted FIs to address departmental comments.

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<sup>1</sup> Regarded as minor boundary adjustment allowed under the covering Notes of the OZPs.

## **2. Request for Deferment**

On 25.7.2024, the applicant's representative 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 time for preparation of FI to address departmental comments (**Appendix I**).

## **3. Planning Department's Views**

3.1 The Planning Department has no objection to the request for the second deferment as the justification for deferment meets the criteria as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the deferment would allow the applicant to prepare FI to address outstanding issues.

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 FI from the applicant. If the FI 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 a total of four months for preparation of submission of FI. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

## **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**  
**Plan A-1**

Letter dated 25.7.2024 from the applicant's representative  
Location Plan

**PLANNING DEPARTMENT**  
**AUGUST 2024**