

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-KTN/934
(for 1st Deferment)

<u>Applicant</u>	:	Well Chance Corporation Limited represented by PlanPlus Consultancy Limited
<u>Site</u>	:	Lots 1875 S.C ss.2 (Part), 1173 S.A (Part) and 1875 S.C ss.4 (Part) in D.D. 107, Fung Kat Heung, Yuen Long, New Territories
<u>Site Area</u>	:	About 580m ²
<u>Leases</u>	:	<ul style="list-style-type: none">- Block Government Lease (demised for agricultural use)- Lots 1875 S.C ss.2 and 1875 S.C ss.4 in D.D.107 held under Tai Po New Grant No. 5397 for “Orchard” purposes
<u>Plan</u>	:	Draft Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/10
<u>Zoning</u>	:	“Industrial (Group D)” (“I(D)”) [maximum plot ratio of 1.6, maximum site coverage of 80% and maximum building height of 13m]
<u>Application</u>	:	Proposed Dangerous Goods Godown (for Class 3 Dangerous Goods)

1. Background

On 23.6.2023, the applicant submitted the current application to seek planning permission to use the application site for proposed dangerous goods godown (for Class 3 dangerous goods) (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) at this meeting.

2. Request for Deferment

On 4.8.2023, the applicant’s representative wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the application for two months in order to allow time for preparation of further information to address the departmental comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for the first 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. 33A) in that the deferment would allow the applicant to prepare further information to address outstanding issue(s).
- 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 could 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 the 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 from the applicant's representative dated 4.8.2023
Plan A-1	Location Plan

**PLANNING DEPARTMENT
AUGUST 2023**