

RNTPC Paper No. A/YL-PH/1011
For Consideration by
the Rural and New Town
Planning Committee
on 5.7.2024

**APPLICATION FOR RENEWAL OF PLANNING APPROVAL
FOR TEMPORARY USE
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

APPLICATION NO. A/YL-PH/1011

(for 1st Deferment)

Applicant : Chief Force Limited

Site : Lot 1863 RP (Part) in D.D. 111, Pat Heung, Yuen Long

Site Area : About 201m²

Lease : Block Government Lease (demised for agricultural use)

Plan : Approved Pat Heung Outline Zoning Plan (OZP) No. S/YL-PH/11

Zoning : “Open Storage” (“OS”) (about 71%)
“Village Type Development” (“V”) (about 29%)
[Maximum building height of 3 storeys (8.23m)]

Application : Renewal of Planning Approval for Temporary Office for a Period of Three Years

1. Background

On 9.5.2024, the applicant submitted the current application to seek renewal of planning permission for temporary office for a period of three years at the application site (**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 2.7.2024, 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 for two months so as to allow time for preparation of further information (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 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. 33B) in that the deferment would allow the applicant to prepare FI 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 FI from the applicant. If the FI 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 FI, 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 dated 2.7.2024
Plan A-1	Location Plan

**PLANNING DEPARTMENT
JULY 2024**