

RNTPC Paper No. A/YL-PH/1013  
For Consideration by the  
Rural and New Town  
Planning Committee  
on 6.9.2024

---

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

**APPLICATION NO. A/YL-PH/1013**  
***(for 1<sup>st</sup> Deferment)***

<b><u>Applicant</u></b>	:	Super Wise (HK) Limited represented by Lanbase Surveyors Limited
<b><u>Site</u></b>	:	Lots 872, 873, 875, 876, 877, 878, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891 S.A, 892 S.A, 893 S.A, 3049 and 3050 in D.D. 111 and Adjoining Government Land, Pat Heung, Yuen Long
<b><u>Site Area</u></b>	:	About 21,586 m <sup>2</sup> (including about 1,530 m <sup>2</sup> (7%) of GL)
<b><u>Lease</u></b>	:	Block Government Lease (demised for agricultural use)
<b><u>Plan</u></b>	:	Approved Pat Heung Outline Zoning Plan (OZP) No. S/YL-PH/11
<b><u>Zoning</u></b>	:	“Open Storage” (“OS”)
<b><u>Application</u></b>	:	Proposed Temporary Wholesale Trade (Food) for a Period of 5 Years

**1 Background**

On 14.5.2024, the applicant submitted the application to seek planning permission for proposed temporary wholesale trade (food) for a period of 5 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 ~~16.8.2024~~ **14.9.2024**, 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) in response to 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, 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 making 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**

<b>Appendix I</b>	Email from the applicant dated <del>16.8</del> <b>19.9.2024</b>
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT**  
**SEPTEMBER 2024**