

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

**APPLICATION NO. A/YL-PH/896**  
***(for 2<sup>nd</sup> Deferment)***

<b><u>Applicant</u></b>	: Wing Lee Metal Trading Company Limited represented by R-riches Property Consultants Limited
<b><u>Site</u></b>	: Various lots in D.D. 111, Ha Che, Pat Heung, Yuen Long, New Territories
<b><u>Site Area</u></b>	: About 2,648m <sup>2</sup>
<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 Material Recycling Facilities with Ancillary Workshop and Office for a Period of 3 Years

**1. Background**

- 1.1 On 19.10.2021, the applicant submitted the current application to seek planning permission for proposed temporary material recycling facilities with ancillary workshop and office for a period of 3 years at the subject site (the Site) (**Plan A-1**).
- 1.2 On 10.12.2021, the Rural and New Town Planning Committee (the Committee) agreed to defer a decision on the application, as requested by the applicant, for two months to allow time for the applicant to prepare further information to address departmental comments.
- 1.3 On 15.12.2021, the applicant submitted further information including responses to departmental comments. The application is scheduled for consideration by the Committee at this meeting.

**2. Request for Deferment**

On 18.1.2022, the applicant’s representative wrote to the Secretary, Town Planning Board (the Board) and requested the Board to further defer making a decision on the application for two months in order to allow time for preparation of further information to address the outstanding 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 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 a total of 4 months for preparation of the submission of further information. 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 for the Committee's consideration at the next meeting.

### **5. Attachments**

<b>Appendix I</b>	Applicant's letter dated 18.1.2022
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
JANUARY 2022**