

RNTPC Paper No. A/YL-PH/900
 For Consideration by
 the Rural and New Town
 Planning Committee
 on 28.1.2022

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-PH/900
(for 1st Deferment)

- Applicant** : Gain Winner Limited represented by R-Riches Property Consultants Limited
- Site** : Lots 861 S.A (Part) and 861 S.C (Part) in D.D. 111 and Adjoining Government Land, Ha Che, Pat Heung, Yuen Long
- Site Area** : About 1,443 m² (including about 53 m² (about 4%) of government land)
- 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”)
- Application** : Proposed Temporary Shop and Services with Ancillary Storage and Office for a Period of 5 Years

1. The Proposal

On 29.11.2021, the applicant submitted the current application to seek planning permission for proposed temporary shop and services with ancillary storage and office for a period of 5 years at the subject 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 19.1.2022, the applicant’s representative wrote to the Secretary, Town Planning Board (the Board) and requested the Board to defer making a decision on the application for two months for the applicant to prepare further information 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, 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 2 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 19.1.2022
Plan A-1	Location Plan

**PLANNING DEPARTMENT
JANUARY 2022**