

RNTPC Paper No. A/YL-PH/933A  
For Consideration by the Rural and  
New Town Planning Committee  
on 31.3.2023

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

**APPLICATION NO. A/YL-PH/933**  
***(for 2<sup>nd</sup> Deferment)***

<b><u>Applicant</u></b>	: Huge Great International Limited represented by Prudential Surveyors International Limited
<b><u>Sites</u></b>	: Lot 82 S.B ss.1 (Part) in D.D.108, Fan Kam Road, Pat Heung, Yuen Long
<b><u>Site Area</u></b>	: About 2,802m <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 No. S/YL-PH/11
<b><u>Zoning</u></b>	: “Residential (Group D)” (“R(D)”) [Maximum plot ratio of 0.2 and building height of 2 storeys (6m)]
<b><u>Application</u></b>	: Proposed Temporary Vehicle Park (Medium and Heavy Goods Vehicle) and Open Storage (Operation Tools and Materials) for a Period of 3 Years and Filling of Land

**1. Background**

- 1.1 On 7.11.2022, the applicant submitted the application to seek planning permission for proposed temporary vehicle park (medium and heavy goods vehicle) and open storage (operation tools and materials) for a period of 3 years and filling of land at the application site (**Plan A-1**).
- 1.2 On 23.12.2022, 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 20.2.2023, the applicant submitted further information to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.



## **2. Request for Deferment**

On 24.3.2023, the applicant's representative wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to further defer making a decision on the application for two months so as to allow time for preparation of further information to address 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 applicant needs more time to prepare further information to address departmental comments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.
- 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 information from the applicant. If the further information submitted by the applicant is not substantial and can 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 four months for preparation of 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**

**Appendix I**            Letter dated 24.3.2023 from the applicant's representative

**Plan A-1**            Location plan

**PLANNING DEPARTMENT**  
**MARCH 2023**