

RNTPC Paper No. A/YL-PH/950  
For Consideration by  
the Rural and New Town  
Planning Committee  
on 23.6.2023

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

**APPLICATION NO. A/YL-PH/950**  
*(for 1<sup>st</sup> Deferment)*

<b><u>Applicant</u></b>	:	Zhong Zheng Trucks and Body Limited represented by R-riches Property Consultants Limited
<b><u>Site</u></b>	:	Lot 115 in D.D. 108, Fan Kam Road, Pat Heung, Yuen Long, New Territories
<b><u>Site Area</u></b>	:	About 1,757m <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>	:	“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 Storage of Vehicles and Auto Parts with Ancillary Vehicle Repair Workshop for a Period of 3 Years and Associated Filling of Land

**1. Background**

On 26.4.2023, the applicant seeks planning permission to use the application Site (the Site) for proposed temporary storage of vehicles and auto parts with ancillary vehicle repair workshop for a period of 3 years and associated filling of land (**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 14.6.2023, the applicant’s representative 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 as the applicant would require more time 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. 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 two 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**  
**Plan A-1**

Letter from the applicant's representative dated 14.6.2023  
Location Plan

**PLANNING DEPARTMENT**  
**JUNE 2023**