

RNTPC Paper No. A/YL-PH/968A
For Consideration by
the Rural and New Town
Planning Committee
on 26.1.2024

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-PH/968
(for 2nd Deferment)

- Applicant** : United Sky International Development Limited represented by Metro Planning & Development Company Limited
- Site** : Lot 213 (Part) in D.D. 111, Shui Kan Shek Tsuen, Pat Heung, Yuen Long
- Site Area** : About 210 m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Pat Heung Outline Zoning Plan (OZP) No. S/YL-PH/11
- Zoning** : “Village Type Development” (“V”)
[maximum building height of 3 storeys (8.23m)]
- Application** : Proposed Temporary Shop and Services for a Period of 3 Years and Excavation of Land

1. Background

- 1.1 On 14.8.2023, the applicant submitted the current application to seek planning permission for proposed temporary shop and services for a period of 3 years and excavation of land at the application site (**Plan A-1**).
- 1.2 On 13.10.2023, the Rural and New Town Planning Committee (the Committee) agreed to defer making 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 13.12.2023, the applicant’s representative submitted further information to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 12.1.2024, 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 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 second deferment as the justification for deferment meets 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.
- 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 four 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 to the Committee for consideration at the next meeting.

5. Attachments

Appendix I	Letter from the applicant's representative dated 12.1.2024
Plan A-1	Location Plan

**PLANNING DEPARTMENT
JANUARY 2024**