

RNTPC Paper No. A/YL-PH/978  
For Consideration by  
the Rural and New Town  
Planning Committee  
on 22.12.2023

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

**APPLICATION NO. A/YL-PH/978**  
***(for 1<sup>st</sup> Deferment)***

**Applicant** : Mr. KHAN, Faqergul (簡誠諾先生)

**Site** : Lots 2879 (Part), 2881 (Part), 2888 (Part), 2889 (Part), 2890 (Part) and 2900 (Part) in D.D.111, Wang Toi Shan Wing Ning Lei, Pat Heung, Yuen Long

**Site Area** : About 1,480m<sup>2</sup>

**Lease** : Block Government Lease (demised for agricultural use)

**Plan** : Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11

**Zonings** : “Agriculture” (“AGR”) (about 38%)  
“Residential (Group D)” (“R(D)”) (about 62%)

**Application** : Temporary Open Storage of Machinery, Second-hand Cars, Car Parts and Ancillary Office for a Period of 3 Years and Filling of Land

**1. Background**

On 30.10.2023, the applicant submitted the current application to seek planning permission to use the application site for temporary open storage of machinery, second-hand cars, car parts and ancillary office for a period of 3 years and 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 5.12.2023, the applicant 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 so as to allow time for preparation of further information to rectify the discrepancies in the application form and plans (**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. 33B) 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**

<b>Appendix I</b>	Letter from the applicant dated 5.12.2023
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
DECEMBER 2023**