

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-SK/371
(for 2nd Deferment)

<u>Applicant</u>	:	United Crown Holdings Limited represented by R-riches Property Consultants Limited
<u>Site</u>	:	Various Lots in D.D. 106 and Adjoining Government Land, Shek Kong, Yuen Long
<u>Site Area</u>	:	About 86,015m ² (including Government land (GL) of about 1,863m ² or 2.2%)
<u>Lease</u>	:	Block Government Lease (demised for agricultural use)
<u>Plan</u>	:	Approved Shek Kong Outline Zoning Plan (OZP) No. S/YL-SK/9
<u>Zoning</u>	:	“Agriculture” (“AGR”)
<u>Application</u>	:	Proposed Temporary Open Storage of Construction Materials, Construction Machineries, Auto Parts and Vehicles with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond

1 Background

- 1.1 On 22.4.2024, the applicant sought planning permission for proposed temporary open storage of construction materials, construction machineries, auto parts and vehicles with ancillary facilities for a period of 3 years and associated filling of land and pond at the application site (**Plan A-1**).
- 1.2 On 21.6.2024, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months, as requested by the applicant, in order to allow time for preparation of further information (FI) to address departmental comments.
- 1.3 On 21.8.2024, the applicant’s representative submitted FIs which include responses to departmental comments, a new drainage impact assessment, revisions to the site boundary, site area and layout, a revised land filling plan, a new tree survey and clarifications on operation details. The application is scheduled for consideration by the Committee at this meeting.

2 Request for Deferment

On 17.9.2024, the applicant's representative wrote to the Secretary of the Board and requested the Board to further defer making a decision on the application for two months in order to allow time for preparation of FI 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, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the deferment would allow the applicant to prepare FI to address outstanding issues.
- 3.2 Should the Committee agree to defer making 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 FI 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 submission of FI. 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 17.9.2024
Plan A-1	Location Plan

**PLANNING DEPARTMENT
OCTOBER 2024**