

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

**APPLICATION NO. A/YL-ST/611**  
***(for 2<sup>nd</sup> Deferment)***

<b><u>Applicant</u></b>	: Chuen Kee Transportation Company represented by R-riches Property Consultants Limited
<b><u>Site</u></b>	: Lots 247 (Part), 248, 276 S.B RP, 277 S.B RP, 279 S.B RP (Part), 282 S.B RP, 283 S.B RP, 284, 285, 289, 293, 321 RP, 322, 323, 324, 325 RP and 329 RP in D.D. 99 and Adjoining Government Land (GL), San Tin, Yuen Long
<b><u>Site Area</u></b>	: About 6,100 m <sup>2</sup> (including about 45m <sup>2</sup> of GL)
<b><u>Lease</u></b>	: Block Government Lease (demised for agricultural use)
<b><u>Plan</u></b>	: Approved San Tin Outline Zoning Plan (OZP) No. S/YL-ST/8
<b><u>Zoning</u></b>	: “Green Belt” (“GB”)
<b><u>Application</u></b>	: Proposed Temporary Warehouse for a Period of 3 Years and associated Filling of Land

**1 Background**

- 1.1 On 31.12.2021, the applicant submitted the application to seek planning permission for a proposed temporary warehouse for a period of 3 years and associated filling of land at the application site (**Plan A-1**).
- 1.2 On 18.2.2022, 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 14.4.2022 and 22.4.2022, 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 31.5.2022, 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 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 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, the deferment period is not indefinite and the deferment would not affect the rights or 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 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 for the Committee's consideration at the next meeting.

## **5 Attachments**

<b>Appendix I</b>	Letter dated 31.5.2022 from the applicant's representative
<b>Plan A-1</b>	Location Plan