

RNTPC Paper No. A/YL-ST/558A
For Consideration by
the Rural and New Town
Planning Committee
on 13.12.2019

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-ST/558
(for 2nd Deferment)

- Applicant** : Most Rich Investment Limited represented by Top Bright Consultants Limited
- Site** : Lot 769 RP (Part) in D.D. 99, San Tin, Yuen Long
- Site Area** : 60,659 m²
- Lease** : Block Government Lease (demised for agricultural use) (no structures are allowed to be erected without the prior approval of the Government)
- Plan** : Approved San Tin Outline Zoning Plan (OZP) No. S/YL-ST/8
- Zoning** : “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” (“OU(CDWRA)”)
- Application** : Temporary Container and Goods Vehicle Park with Ancillary Site Office, Vehicle Repair Area, Staff Canteen and Storage Uses for a Period of 3 Years

1. Background

- 1.1 On 30.7.2019, the applicant submitted an application to seek planning permission to use the application site for temporary container and goods vehicle park with ancillary site office, vehicle repair area, staff canteen and storage uses for a period of 3 years. On 20.9.2019, the Rural and New Town Planning Committee (the Committee) agreed to defer a decision on the application, as requested by the applicant, to allow two months’ time for the applicant to prepare further information (FI) to address departmental comments.
- 1.2 On 22.10.2019, the applicant submitted FI including responses to departmental comments and a traffic impact assessment. The application is scheduled for consideration by the Committee on 13.12.2019.

2. Request for Deferment

On 28.11.2019, the applicant's agent wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the application to allow two months' time for the applicant to prepare supplementary information to address further comments from departments (**Appendix I**).

3. Planning Department's Views

3.1 The application has been deferred once at the request of the applicant to allow two months' time for submission of FI to address comments from the relevant departments. Since the first deferment on 20.9.2019, the applicant has submitted responses to departmental comments with a traffic impact assessment. According to the applicant's agent, more time is needed by the applicant to prepare FI to address other departmental comments.

3.2 The Planning Department has no objection to the request for 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. 33) in that the applicant needs more time to prepare FI to address departmental comments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.

3.3 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 FI from the applicant. If the FI submitted by the applicant is not substantial and can be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. Since it is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of four months for preparation of submission of FI, and no further deferment would be granted unless under very special circumstance.

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 dated 28.11.2019 from the applicant's agent

Plan A-1 Location Plan