

RNTPC Paper No. A/YL-ST/578A
For Consideration by
the Rural and New Town
Planning Committee
on 22.1.2021

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-ST/578
(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** : About 70,679 m²
- Lease** : Block Government Lease (demised for agricultural use)
- 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 and Open Storage of Construction Materials with Ancillary Tyre Repair Area, Site Office, Staff Canteen and Storage Uses for a Period of 18 Months

1. Background

On 18.9.2020, the applicant sought planning permission to use the application site (**Plan A-1**) for a temporary container and goods vehicle park and open storage of construction materials with ancillary tyre repair area, site office, staff canteen and storage uses for a period of 18 months. On 6.11.2020, the Rural and New Town Planning Committee (the Committee) decided to defer a decision on the application for 2 months, as requested by the applicant, to allow more time for the applicant to prepare further information to address departmental comments.

2. Request for Deferment

On 7.1.2021, 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 so as to allow two months’ time for the applicant to prepare a revised Environmental Assessment to address the comments of relevant Government departments (**Appendix I**).

3. Planning Department's Views

- 3.1 Consideration of the application has been deferred once for two months at the request of the applicant. The applicant explains that more time is needed to revise the Environmental Assessment to address the 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 further information to address departmental comments, the deferment period is not indefinite and the deferment would not affect the right or 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 further information from the applicant. If the further information 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 further information as requested by the applicant, 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

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| Appendix I | Letter dated 7.1.2021 from the applicant's representative |
| Plan A-1 | Location Plan |

**PLANNING DEPARTMENT
JANUARY 2021**