

RNTPC Paper No. A/I-TCV/17  
For Consideration by the  
Rural and New Town  
Planning Committee  
on 18.12.2020

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

**APPLICATION NO. A/I-TCV/17**  
*(for 1<sup>st</sup> Deferment)*

- Applicants** : Mr. Chiu Chiu Lun and Miss Chiu Man Kam represented by M&D Planning and Surveyors Consultant Limited
- Site** : Lots 1304 S.A and 1304 RP in D.D.1 TC, Tung Chung Valley, Lantau Island
- Site Area** : 231.08m<sup>2</sup>
- Land Status** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Tung Chung Valley Outline Zoning Plan No. S/I-TCV/2
- Zonings** : “Village Type Development” (about 70%)  
[restricted to maximum building height of 3 storeys (8.23m)]  
  
“Residential (Group C)2” (about 30%)  
[restricted to maximum plot ratio of 1 and building height of 25mPD]
- Application** : Temporary Shop and Services (Vegetable and Grocery Store) with Ancillary Office and Storage Uses for a Period of 3 Years

**1. Background**

On 2.11.2020, the applicants submitted the subject planning application to seek planning permission for temporary shop and services (vegetable and grocery store) with ancillary office and storage uses for a period of 3 years at the application site (the Site) (**Plan A-1**). The application is scheduled for the consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting.

**2. Request for Deferment**

On 1.12.2020, the applicants’ representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months so as to allow time to address departmental comments (**Appendix I**).

### **3. Planning Department's Views**

- 3.1 The Planning Department has no objection to the request of 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. 33) in that the applicants need more time to respond to departmental comments, the deferment period is not indefinite and the deferment would not affect the 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 (FI) from the applicants. If the FI submitted by the applicants 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. The applicants should be advised that the Committee has allowed a period of two months for preparation of submission of FI, 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 applicants' 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>	Email of 1.12.2020 from the applicants' representative
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
DECEMBER 2020**