

RNTPC Paper No. A/TM/516  
For Consideration by the  
Rural and New Town  
Planning Committee  
on 9.2.2018

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

**APPLICATION NO. A/TM/516**  
*(for 1<sup>st</sup> Deferment)*

<b><u>Applicant</u></b>	WO Man Yee Wendy represented by Mr. HUI Kwan Yee
<b><u>Site</u></b>	Lots 1657 S.A (Part), 1657 S.B (Part) and 1657 S.C (Part) in D.D. 132, Tuen Mun, New Territories
<b><u>Site Area</u></b>	About 142.5m <sup>2</sup>
<b><u>Lease</u></b>	Lot 1657 S.A in D.D. 132 - Demised for agriculture use  Lot 1657 S.B and S.C in D.D.132 - Demised for house and agriculture uses
<b><u>Plan</u></b>	Draft Tuen Mun Outline Zoning Plan (OZP) No. S/TM/34
<b><u>Zoning</u></b>	“Government, Institution or Community” (“G/IC”) Restricted to a maximum building height (BH) of 3 storeys (excluding basement floor(s)), or the height of the existing building, whichever is the greater
<b><u>Application</u></b>	Temporary Eating Place (not elsewhere specified) and Shop and Services for a Period of Three Years

**1. The Proposal**

On 29.11.2017, the applicant submitted an application for temporary shop and services and eating place for a period of 3 years at the application site (the Site) (**Plan A-1**). The application was originally scheduled for consideration by the Rural and New Town Planning Committee (the Committee) at this meeting.

**2. Request for Deferment**

On 23.1.2018, the applicant 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 to prepare supplementary information to support the application (**Appendix I**).

**3. Planning Department's Views**

- 3.1 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 address departmental comments, the deferment period is not indefinite and the deferment would not affect the interest 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 submission 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. The applicant should be advised that the Committee has allowed a period of two months for preparation of submission of further information 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 for the Committee's consideration at the next meeting.

**5. Attachments**

- Appendix I** Letter dated 23.1.2018 from the applicant's representative requesting for deferment
- Plan A-1** Location Plan