

RNTPC Paper No. A/TM/557
For Consideration by
the Rural and New Town
Planning Committee
on 8.1.2021

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TM/557
(for 1st Deferment)

- Applicants** : Mr Ng Shu Sum Nick and Ms Cheung Yuk Ting
- Premises** : Workshop Unit 10A (Part) on G/F, Hang Wai Industrial Centre,
No.6 Kin Tai Street, Tuen Mun, New Territories
- Floor Area** : About 11.1m²
- Lease** : Restricted for Industrial or Godown Purposes
- Plan** : Approved Tuen Mun Outline Zoning Plan (OZP) No. S/TM/35
- Zoning** : “Other Specified Uses” annotated “Business” (“OU(B)”)
[Restricted to a maximum plot ratio (PR) of 9.5 (including not more than a plot ratio of 1.0 for ‘Shop and Services’ and ‘Eating Place’) and a maximum building height (BH) of 100mPD, or the PR/BH of the existing building, whichever is the greater]
- Application** : Shop and Services and Wholesale Trade

1. Background

On 13.11.2020, the applicants sought planning permission to use the application premises (the Premises) for proposed shop and services and wholesale trade uses (**Plan A-1**). The application is scheduled for 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 22.12.2020, the applicants wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months in order to allow time to prepare further information (FI) in relation to the plan under lease (**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 prepare FI to supplement the application, 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 submission 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. The applicant should be advised that the Committee has allowed 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 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 Applicant's email dated 29.12.2020 requesting for deferment

Plan A-1 Location Plan

**PLANNING DEPARTMENT
JANUARY 2021**