

**APPLICATION FOR RENEWAL OF PLANNING APPROVAL  
FOR TEMPORARY USE  
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/YL-TT/494  
(for 1<sup>st</sup> Deferment)**

- Applicant** : Mr. KWOK Wai Shing represented by Metro Planning and Development Company Limited
- Site** : Lots 3586 S.B RP (Part), 3587 (Part) and 3588 (Part) in D.D.116 and Adjoining Government Land (GL), Yuen Long, New Territories
- Site Area** : 1,048m<sup>2</sup> (about) (including GL of about 4m<sup>2</sup>)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/16
- Zoning** : “Other Specified Uses” annotated “Rural Use” (“OU(RU)”) *[restricted to maximum plot ratio of 0.4 and maximum building height of 3 storeys (9m)]*
- Application** : Renewal of Planning Approval for Temporary Shop and Services (Retail Shop for Pet Food) for a Period of 3 Years

**1. Background**

- 1.1 On 5.3.2020, the applicant sought renewal of planning approval for temporary shop and services (retail shop for pet food) for a period of 3 years at the application site (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) at this meeting.
- 1.2 In view of the situation of COVID-19 and the latest special work arrangement for government departments announced by the Government, the Planning Department (PlanD) has only provided essential and limited public services and the District Planning Offices of PlanD have suspended all fieldwork, including visits to application sites for gathering of background information, until further notice.

**2. Planning Department’s Views**

- 2.1 According to the Town Planning Guidelines on Deferment of Decision on Representations, Comments, Further Representations, and Applications made

under the Town Planning Ordinance (TPB PG-No. 33), a decision on a s.16 application should be deferred if information which is essential for the consideration of the submissions by the Town Planning Board is not available but is required to be provided by the relevant parties or government departments. Since all fieldwork has been suspended during the special work arrangement and some relevant background information of the application site, which is essential for the consideration of the application by the Committee, is not yet available, it is recommended to defer making a decision on the application until such information becomes available.

- 2.2 Should the Committee agree to defer making a decision on the application, the application will be submitted to the Committee for consideration as soon as practicable after the fieldwork is resumed and the required background information of the application site can be made available.

**3. Decision Sought**

The Committee is invited to consider whether or not to defer making a decision on the application as recommended by PlanD. Should the Committee decide not to defer making a decision on the application, the application will be submitted to the Committee for consideration at the next meeting.

**4. Attachment**

**Plan A-1**                      Location plan

**PLANNING DEPARTMENT  
APRIL 2020**