

RNTPC Paper No. A/YL-TYST/873
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/YL-TYST/873
(for 1st Deferment)

- Applicant : Ms. CHAN Yau Chi represented by Metro Planning and Development Company Limited
- Site : Lots 1279 S.A (Part), 1298 (Part) and 1301 (Part) in D.D. 119, Pak Sha Tsuen, Yuen Long, New Territories
- Site Area : 760 m² (about)
- Lease : Block Government Lease (demised for agricultural use)
- Plan : Draft Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/11
- Zoning : “Residential (Group C)” (“R(C)”) [restricted to a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m)]
- Application : Proposed Temporary Shop (Grocery Store) for a Period of 3 Years

1. Background

On 11.12.2017, the applicant sought planning permission to use the application site (the Site) for proposed temporary shop (grocery store) for a period of 3 years (**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 31.1.2018, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for 2 months so as to allow time to prepare further information to address comments from the Director of Fire Services and the Chief Town Planner/Urban Design and Landscape, Planning Department (**Appendix I**).

3. Planning Department's Views

3.1 The Planning Department has no objection to the request for 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 applicant need more time to prepare further information in response 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 2 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 2 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 to the Committee for consideration at the next meeting.

5. Attachments

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| Appendix I | Letter dated 31.1.2018 from the applicant's representative |
| Plan A-1 | Location plan |

**PLANNING DEPARTMENT
FEBRUARY 2018**