

RNTPC Paper No. A/TM-LTTY/451  
For Consideration by  
the Rural and New Town  
Planning Committee  
on 5.5.2023

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

**APPLICATION NO. A/TM-LTTY/451**  
***(for 1<sup>st</sup> Deferment)***

- Applicant** : Mr. YAU Yuk For represented by Ms. HUI Hang Yu
- Site** : Various Lots in D.D.124 and Adjoining Government Land, Shun Tat Street, Lam Tei, Tuen Mun, New Territories
- Site Area** : About 3,320 m<sup>2</sup> (including Government Land of about 83 m<sup>2</sup> (about 2.5%))
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Lam Tei and Yick Ping Shan Outline Zoning Plan (OZP) No. S/TM-LTTY/12
- Zoning** : “Village Type Development” (“V”)  
*[restricted to a maximum building height of 3 storeys (8.23m)]*
- Application** : Temporary Shop and Services (Retail Shop for Building Materials) with Ancillary Office for a Period of 3 Years

**1. Background**

On 8.3.2023, the applicant sought planning permission for temporary shop and services (retail shop for building materials) with ancillary office for a period of three years at the application site (**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 25.4.2023, the applicant’s 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 for preparation of further information (FI) to address departmental comments (**Appendix I**).

**3. Planning Department’s Views**

3.1 The Planning Department has no objection to the request for the first 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. 33A) in that the deferment would allow the applicant to prepare FI to address outstanding issues.

- 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 FI 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 to the Committee for consideration at the next meeting.

#### **5. Attachments**

<b>Appendix I</b>	Email of 25.4.2023 from the applicant's representative
<b>Plan A-1</b>	Location plan

**PLANNING DEPARTMENT  
MAY 2023**