

RNTPC Paper No. A/TM/561  
For Consideration by  
the Rural and New Town  
Planning Committee  
on 14.5.2021

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

**APPLICATION NO. A/TM/561**  
***(for 1<sup>st</sup> Deferment)***

<b><u>Applicant</u></b>	:	Yat Fung Tile Company
<b><u>Premises</u></b>	:	Workshop Units 17A and 17 on G/F, Hang Wai Industrial Centre, 6 Kin Tai Street, Tuen Mun, New Territories
<b><u>Floor Area</u></b>	:	About 65m <sup>2</sup>
<b><u>Lease</u></b>	:	Tuen Mun Town Lot (TMTL) No. 114 held under New Grant No. 2232 - Restricted to industrial and/or godown purposes (excluding offensive trade)
<b><u>Plan</u></b>	:	Approved Tuen Mun Outline Zoning Plan (OZP) No. S/TM/35
<b><u>Zoning</u></b>	:	“Other Specified Uses” annotated “Business” (“OU(B)”) <i>[Restricted to a maximum plot ratio (PR) of 9.5 (including not more than a PR of 1.0 for ‘Shop and Services’ and ‘Eating Place’) and a maximum building height (BH) of 100mPD]</i>
<b><u>Application</u></b>	:	Shop and Services and Wholesale Trade with Ancillary Warehouse

**1. Background**

On 25.3.2021, the applicant sought planning permission to use the application premises (the Premises) for ‘Shop and Services’ and ‘Wholesale Trade’ with ancillary warehouse. (**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 3.5.2021, the applicant 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 responses to address comments of the Lands Department and Fire Services Department (**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 responses 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 (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 a period of 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**

<b>Appendix I</b>	Applicant's fax dated 3.5.2021 requesting for deferment
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
MAY 2021**