

RNTPC Paper No. A/YL-ST/610
For Consideration by
the Rural and New Town
Planning Committee
on 18.2.2022

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-ST/610
(for 1st Deferment)

- Applicant** : San Tin Rural Committee represented by Nil Studio Limited
- Site** : Government Land in D.D. 102, Castle Peak Road – San Tin, San Tin, Yuen Long
- Site Area** : About 980 m²
- Lease** : Short Term Tenancy (STT) No. 3149
- (a) lease commencing from 26.3.2018 for a fixed term of 3 years and renew thereafter quarterly; and
- (b) a height restriction of 3 storeys and 8.23m.
- Plan** : Approved San Tin Outline Zoning Plan (OZP) No. S/YL-ST/8
- Zoning** : “Village Type Development” (“V”)
[Restriction: A maximum building height (BH) of 3 storeys (8.23m)]
- Application** : Proposed Minor Relaxation of Building Height Restriction for a Permitted Rural Committee Office and associated Excavation of Land

1. Background

On 31.12.2021, the applicant submitted the application to seek planning permission for proposed minor relaxation of building height restriction for a permitted rural committee office and associated excavation of land 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.

2. Request for Deferment

On 4.2.2022, the applicant wrote to the Secretary of the Town Planning Board (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 to address departmental comments (**Appendix I**).

3. Request for Deferment

- 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. 33A) in that the applicant needs more time to prepare further information to address departmental comments, the deferment period is not indefinite and the deferment would not affect the rights or 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 information from the applicant. If the further information submitted by the applicant is not substantial and could 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 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 for the Committee's consideration at the next meeting.

5. Attachments

Appendix I
Plan A-1

Letter dated 4.2.2022 from the applicant
Location Plan

PLANNING DEPARTMENT
FEBRUARY 2022