

RNTPC Paper No. A/YL-ST/615  
For Consideration by  
the Rural and New Town  
Planning Committee  
on 6.5.2022

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

**APPLICATION NO. A/YL-ST/615**  
***(for 1<sup>st</sup> Deferment)***

<b><u>Applicant</u></b>	: Asia Tender Limited represented by R-riches Property Consultants Limited
<b><u>Site</u></b>	: Lots 156 RP, 156 S.A, 156 S.B, 156 S.C, 194 S.A (Part), 194 S.B (Part), 196 (Part), 197 and 199 RP in D.D. 102 and Adjoining Government Land (GL), San Tin, Yuen Long
<b><u>Site Area</u></b>	: About 1,677 m <sup>2</sup> (including about 108 m <sup>2</sup> of GL (about 6.4%))
<b><u>Lease</u></b>	: Block Government Lease (demised agricultural use)
<b><u>Plan</u></b>	: Approved San Tin Outline Zoning Plan (OZP) No. S/YL-ST/8
<b><u>Zoning</u></b>	: “Village Type Development” (“V”)
<b><u>Application</u></b>	: Proposed Temporary Eating Place for a Period of 3 Years

**1 Background**

On 10.2.2022, the applicant submitted the application to seek planning permission for proposed temporary eating place for a period of 3 years at the application site (**Plan A-1**). On 1.4.2022, the Rural and New Town Planning Committee (the Committee) agreed to defer consideration of the application in light of the special work arrangement due to COVID-19 pandemic. The application is scheduled for consideration by the Committee at this meeting.

**2 Request for Deferment**

On 25.4.2022, 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 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. 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 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 further information as requested by the applicant, 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>	Letter dated 25.4.2022 from the applicant
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
MAY 2022**