

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

**APPLICATION NO. A/YL-ST/643**  
***(for 1<sup>st</sup> Deferment)***

|                           |   |
|---------------------------|---|
| <b><u>Applicant</u></b>   | : Mr. WONG Wai Ming represented by R-riches Property Consultants Limited  |
| <b><u>Site</u></b>        | : Lot 218 in D.D. 96, Lots 305, 309, 310 S.C, 310 S.D, 310 RP, 311 RP (Part) and 312 in D.D. 99, Pun Uk Tsuen, San Tin, Yuen Long |
| <b><u>Site Area</u></b>   | : About 3,066 m <sup>2</sup>  |
| <b><u>Lease</u></b>       | : Block Government Lease (demised for 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 Shop and Services with Ancillary Office for a Period of 5 Years  |

**1. Background**

On 23.2.2023, the applicant submitted the current application to seek planning permission for proposed temporary shop and services with ancillary office for a period of 5 years at the subject 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 4.4.2023, the applicant’s representative 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 the first deferment

as the justifications 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 further information to address outstanding issue(s).

- 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 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 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**

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|-------------------|---|
| <b>Appendix I</b> | Letter dated 4.4.2023 from the Applicant's representative |
| <b>Plan A-1</b>   | Location Plan   |

**PLANNING DEPARTMENT  
APRIL 2023**