

RNTPC Paper No. A/YL-TT/613A
For Consideration by
the Rural and New Town
Planning Committee
on 16.2.2024

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TT/613

(for 2nd Deferment)

- Applicant** : Mr. TSANG Sin Tung represented by R-Riches Property Consultants Limited
- Site** : Lot 1207 RP (Part) in D.D. 118, Tai Tong, Yuen Long, New Territories
- Site Area** : 307 m² (about)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/20
(currently in force)
- Draft Tai Tong OZP No. S/YL-TT/19
(at the time of submission)
[No change to the zoning of the application site]
- Zonings** : (i) “Other Specified Uses” annotated “Rural Use” (about 63%); and
[Restricted to a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m)]
- (ii) “Open Storage” (about 37%)
- Application** : Temporary Shop and Services for a Period of 3 Years

1. Background

- 1.1 On 29.8.2023, the applicant sought planning permission for temporary shop and services for a period of three years at the application site (**Plan A-1**).
- 1.2 On 27.10.2023, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months, as requested by the applicant, to allow time to prepare further information (FI) to address departmental comments. On 27.12.2023, the representative of the applicant submitted FI to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 1.2.2024, 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 in order to allow time for preparation of 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 second 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 a total of four months for preparation of the submission of FI. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

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

Appendix I
Plan A-1

Letter dated 1.2.2024 from the applicant's representative
Location Plan

PLANNING DEPARTMENT
FEBRUARY 2024