

RNTPC Paper No. A/YL/273
For Consideration by
the Rural and New Town
Planning Committee
on 12.3.2021

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL/273
(for 1st Deferment)

- Applicant** : Consense Development Limited represented by R-riches Property Consultants Limited
- Site** : Lot 455 S.C RP (Part) in D.D. 116, Yuen Long, New Territories
- Site Area** : 219m² (about)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Draft Yuen Long Outline Zoning Plan (OZP) No. S/YL/24
(currently in force)
- Approved Yuen Long OZP No. S/YL/23
(at the time of submission)
- Zoning** : “Comprehensive Development Area” (“CDA”)
[restricted to a maximum domestic plot ratio of 5 or a maximum non-domestic plot ratio of 9.5]
(The zoning and development restrictions of the Site remain unchanged on the current draft OZP.)
- Application** : Proposed Temporary Eating Place for a Period of 6 Years

1. Background

On 15.1.2021, the applicant sought planning permission to use the application site (the Site) for temporary eating place for a period of 6 years (**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 2.3.2021, 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 so as to

allow time to prepare further information (FI) 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 justifications for deferment meet 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 FI in response to departmental comments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.
- 3.2 Should the Committee agree to defer making 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 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 to the Committee for consideration at the next meeting.

5. Attachments

Appendix I	Letter dated 3.2.2021 from the applicant's representative
Plan A-1	Location plan

**PLANNING DEPARTMENT
MARCH 2021**