

RNTPC Paper No. A/YL/278  
For Consideration by  
the Rural and New Town  
Planning Committee  
on 13.8.2021

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**APPLICATION FOR RENEWAL OF PLANNING APPROVAL**  
**FOR TEMPORARY USE**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/YL/278**  
*(for 1<sup>st</sup> Deferment)*

<b><u>Applicant</u></b>	: Ms. TONG Mei-lin represented by R-riches Property Consultants Limited
<b><u>Site</u></b>	: Lot 4297 in D.D. 116, Tai Kei Leng, Yuen Long, New Territories
<b><u>Site Area</u></b>	: 274.93 m <sup>2</sup> (about)
<b><u>Lease</u></b>	: Block Government Lease (demised for agricultural use)
<b><u>Plan</u></b>	: Draft Yuen Long Outline Zoning Plan (OZP) No. S/YL/24
<b><u>Zoning</u></b>	: “Open Space” (“O”)
<b><u>Application</u></b>	: Renewal of Planning Approval for Temporary Shop and Services (Farm Product and Grocery Shop with Ancillary Office and Storeroom) for a Period of 6 Years

**1. Background**

On 18.6.2021, the applicant sought renewal of planning approval for temporary shop and services (farm product and grocery shop with ancillary office and storeroom) for a period of 6 years at the application site (the Site) (**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 3.8.2021, 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 provide clarifications for the application (**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 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 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**

<b>Appendix I</b>	Letter dated 3.8.2021 from the applicant's representative
<b>Plan A-1</b>	Location plan

**PLANNING DEPARTMENT  
AUGUST 2021**