

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

**APPLICATION NO. A/YL-ST/574**  
*(for 1<sup>st</sup> Deferment)*

- Applicant** : Fortune Nine (HK) Company Limited represented by Top Bright Consultants Limited
- Site** : Lots 3049 RP (Part) and 3050 RP (Part) in D.D.102 and Adjoining Government Land (GL), San Tin, Yuen Long, New Territories
- Site Area** : About 1,517 m<sup>2</sup> (including GL of about 1,056 m<sup>2</sup> (about 69.6%))
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved San Tin Outline Zoning Plan (OZP) No. S/YL-ST/8
- Zoning** : “Village Type Development” (“V”)
- Application** : Proposed Temporary Shop and Services (Retail Shops and Convenient Store) for a Period of 3 Years

**1. Background**

- 1.1 On 24.4.2020, the applicant sought planning permission to use the application site (the Site) (**Plan A-1**) for proposed temporary shop and services (retail shops and convenient store) for a period of 3 years. The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) on 24.7.2020.
- 1.2 In light of the special work arrangement for government departments due to the novel coronavirus infection, the meeting originally scheduled for 24.7.2020 for consideration of the application has been rescheduled, and the Town Planning Board has agreed to defer consideration of the application. The application is now scheduled for consideration by the Committee at this meeting.

**2. Request for Deferment**

On 10.7.2020, 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 to allow two months' time for the applicant to prepare 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. 33) 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 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 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, 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 10.7.2020 from the applicant's representative |
| <b>Plan A-1</b>   | Location Plan  |