

RNTPC Paper No. A/YL-ST/582
For Consideration by
the Rural and New Town
Planning Committee
on 5.2.2021

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-ST/582
(for 1st Deferment)

- Applicant** : Champion Pool Management Limited represented by Metro Planning & Development Company Limited
- Site** : Lots 680 S.C, 680 S.D and 680 RP (Part) in D.D. 102, Tsing Lung Tsuen, San Tin, Yuen Long
- Site Area** : About 400 m²
- 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 (Convenient Store) for a Period of 3 Years

1. Background

On 17.12.2020, the applicant sought planning permission to use the application site (**Plan A-1**) for proposed temporary shop and services (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 5.2.2021.

2. Request for Deferment

On 26.1.2021, 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 comments from relevant Government departments (**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 right or 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

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| Appendix I | Letter dated 26.1.2021 from the applicant's representative |
| Plan A-1 | Location Plan |

**PLANNING DEPARTMENT
FEBRUARY 2021**