

RNTPC Paper No. A/YL-KTN/1102
For Consideration by
the Rural and New Town
Planning Committee
on 23.5.2025

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-KTN/1102
(for 1st Deferment)

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| <u>Applicant</u> | : | Kam Fook Consultant Company represented by Lanbase Surveyors Limited |
| <u>Site</u> | : | Lots 3307 RP (Part), 3308 RP (Part), 3312 RP and 3313 RP in D.D.104, Long Ha, Yuen Long, New Territories |
| <u>Site Area</u> | : | About 962.8m ² |
| <u>Lease</u> | : | Block Government Lease (demised for agricultural use) |
| <u>Plan</u> | : | Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11 |
| <u>Zoning</u> | : | “Comprehensive Development Area” <i>[restricted to a maximum plot ratio of 0.4 and a maximum building height of 4 storeys]</i> |
| <u>Application</u> | : | Proposed Temporary Shop and Services (Sales of Second-hand Private Car, Vehicle Parts and Accessories) with Ancillary Office and Storage Facilities for a Period of Three Years |

1. Background

On 28.3.2025, the applicant sought planning permission for proposed temporary shop and services (sales of second-hand private car, vehicle parts and accessories) with ancillary office and storage facilities for a period of three years at the application site (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) at this meeting.

2. Request for Deferment

On 12.5.2025, 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 for two months in order to allow time for preparation of 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 the first 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, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) 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 by the applicant is not substantial and could 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 the 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

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| Appendix I | Email and letter from the applicant's representative dated 12.5.2025 |
| Plan A-1 | Location Plan |

**PLANNING DEPARTMENT
MAY 2025**