

RNTPC Paper No. A/YL-KTN/1184
For Consideration by
the Rural and New Town
Planning Committee
on 9.1.2026

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-KTN/1184
(for 1st Deferment)

- Applicant** : Ming Lee Foundation Company Limited represented by R-riches Planning Limited
- Site** : Lots 1191 (Part), 1194, 1195, 1196, 1197 S.A (Part), 1197 RP (Part), 1198 S.C (Part), 1198 RP (Part), 1205 RP (Part) and 1208 in D.D. 109 and Adjoining Government Land (GL), Kam Tin, Yuen Long, New Territories
- Site Area** : About 6,087m² (including GL of about 131m² (2.2%))
- Lease** : Block Government Lease (demised for agricultural use)
(Lots 1194, 1198 S.C, 1198 RP (Part) and 1208 all in D.D. 109)

Tai Po New Grant No. 6304 (for agriculture purpose)
(Lots 1191, 1195, 1196, 1197 S.A, 1197 RP and 1205 RP all in D.D. 109)
- Plan** : Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
- Zoning** : “Agriculture”
- Application** : Temporary Open Storage of Construction Materials and Machineries with Ancillary Facilities and Associated Filling of Land and Pond for a Period of Three Years

1. Background

On 10.11.2025, the applicant sought planning permission for temporary open storage of construction materials and machineries with ancillary facilities and associated filling of pond and proposed filling of land 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 6.1.2026, 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

Appendix I	Email and letter from the applicant's representative dated 6.1.2026
Plan A-1	Location Plan

**PLANNING DEPARTMENT
JANUARY 2026**