RNTPC Paper No. A/YL-KTS/1139A
For Consideration by the
Rural and New Town Planning
Committee on 6.11.2026

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-KTS/1139
(for 2nd Deferment)

Applicant	:	Mr. Tang Shui Sang represented by Top Bright Consultants Limited
Site	:	Lots 398 (Part), 399 S.A (Part), 399 RP (Part) and 400 (Part) in D.D. 109 and Adjoining Government Land (GL), Kam Sheung Road, Kam Tin South, Yuen Long
Site Area	:	About 1,581m^2 (including GL of about 47m^2 (about 2.97%))
Lease:	:	Block Government Lease (demised for agricultural use)
Plan	:	Approved Kam Tin South Outline Zoning Plan No. S/YL-KTN/15
Zoning	:	"Village Type Development" *[restricted to a maximum building height of 3 storeys (8.23m)]* Area Shown as 'Road'[1] (about 0.2%)
Application	:	Temporary Market (Flea Market) and Eating Place for a Period of Three Years

1. Background

1.1 On 3.6.2026, the applicant sought planning permission for temporary market (flea market) and eating place for a period of three years at the application site (**Plan A-1**).

1.2 On 24.7.2026, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months, as requested by the applicant's representative, in order to allow time for preparation of further information (FI) to address the departmental comments.

1.3 On 15.9.2026, the applicant submitted FI to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

[1] Regarded as minor boundary adjustment allowed under the covering Notes of the OZP.

2. Request for Deferment

On 29.10.2026, 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 in order to allow time for preparation of FI to address departmental comments (**Appendix I**).

Planning Department's Views

3.1 The Planning Department has no objection to the request for the second 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, 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 issue(s).

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 FI from the applicant. If the FI submitted 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 a total of four months for preparation of the submission of FI. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

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 for the Committee's consideration at the next meeting.

5. Attachments

Appendix I	Letter dated 29.10.2026 from the applicant's representative
Plan A-1	Location Plan

PLANNING DEPARTMENT
NOVEMBER 2026