RNTPC Paper No. A/YL-KTS/1147A
For Consideration by the
Rural and New Town Planning
Committee on 20.11.2026

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-KTS/1147
(for 2nd Deferment)

Applicants	:	Big Trend Logistics Limited and Man Woo Hing represented by Lawson David & Sung Surveyors Limited
Site	:	Lots 123 RP, 124 (Part), 125 (Part), 126 (Part), 127 (Part) in D.D. 113 and Adjoining Government Land (GL), Kam Tin South, Yuen Long
Site Area	:	About 6,133m^2 (including GL of about 920m^2 (about 15%))
Lease:	:	Block Government Lease (demised for agricultural use)
Plan	:	Approved Kam Tin South Outline Zoning Plan No. S/YL-KTN/15
Zoning	:	"Agriculture" ("AGR")
Application	:	Temporary Warehouse for Storage of Construction Materials (Timber and Metal) and Associated Filling of Land for a Period of Three Years

1. Background

1.1 On 23.7.2026, the applicants sought planning permission for temporary warehouse for storage of construction materials (timber and metal) and associated filling of land for a period of three years at the application site (**Plan A-1**).

1.2 On 11.9.2026, 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 applicants' representative, in order to allow time for preparation of further information (FI) to address the departmental comments.

1.3 On 21.9.2026 and 2.10.2026, the applicants submitted FIs to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 11.11.2026, the applicants' 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**).

3. 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 applicants 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 applicants. If the FI submitted by the applicants 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 applicants 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 11.11.2026 from the applicants' representative
Plan A-1	Location Plan

PLANNING DEPARTMENT
NOVEMBER 2026