

RNTPC Paper No. A/YL-KTN/1031  
For Consideration by  
the Rural and New Town  
Planning Committee  
on 6.9.2024

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**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/YL-KTN/1031**  
***(for 1<sup>st</sup> Deferment)***

<b><u>Applicant</u></b>	:	Kingsberg Land Limited represented by R-riches Property Consultants Limited
<b><u>Site</u></b>	:	Various Lots in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories
<b><u>Site Area</u></b>	:	About 2,588m <sup>2</sup>
<b><u>Lease</u></b>	:	Block Government Lease (demised for agricultural use)
<b><u>Plan</u></b>	:	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
<b><u>Zoning</u></b>	:	“Agriculture” (“AGR”)
<b><u>Application</u></b>	:	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land

**1. Background**

On 9.7.2024, the applicant submitted the current application to seek planning permission to use the application site for proposed temporary warehouse (excluding dangerous goods godown) for a period of three years and associated filling of land (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting.

**2. Request for Deferment**

On 2.9.2024, the applicant 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 further information to address the 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, Comments, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the deferment would allow the applicant to prepare further information to address outstanding issue(s).
- 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 further submission from the applicant. If the further information 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 two months for preparation of the 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**

<b>Appendix I</b>	Email and letter from the applicant's representative dated 2.9.2024
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
SEPTEMBER 2024**