

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-KTN/788
(2nd deferment)

<u>Applicant</u>	: Kam Fook Consultant Company represented by Toco Planning Consultants Limited
<u>Site</u>	: Lots 3307 RP (Part), 3308 RP (Part), 3312 RP and 3313 RP in D.D.104, San Tin, Yuen Long, N.T.
<u>Site Area</u>	: About 962.8 m ²
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/9
<u>Zoning</u>	: “Comprehensive Development Area” (“CDA”) [restricted to a maximum plot ratio of 0.4 and a maximum building height of 4 storeys]
<u>Application</u>	: Proposed Temporary Retail Shop, Wholesale Trade and Ancillary Storage of Dried Food Products for a Period of 3 Years

1. Background

- 1.1 On 19.8.2021, the applicant submitted the subject application to seek planning permission to use the application site (the Site) (**Plan A-1**) for proposed temporary retail shop, wholesale trade and ancillary storage of dried food products for a period of 3 years. The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) on 15.10.2021.
- 1.2 On 15.10.2021, the Rural and New Town Planning Committee (the Committee) agreed to defer a decision on the application, as requested by the applicant, to allow two months’ time for the applicant to prepare further information to address departmental comments. On 19.11.2021, the applicant submitted further information to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 7.1.2022, the applicant's representative wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to further defer making a decision on the application for two months' time in order to prepare further information in response to the comments of the Lands Department, the Transport Department and the Urban Design and Landscape Unit of Planning Department (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for 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. 33A¹) in that the applicant needs more time to prepare further information in response to departmental comments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.
- 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 can be processed within a shorter time, the application could be submitted to an earlier meeting for Committee's consideration. The applicant should be advised that the Committee has allowed a total of four months for preparation of submission of further information as requested by the applicant, 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 for the Committee's consideration at the next meeting.

5. Attachments

Appendix I	Letter dated 7.1.2022 from the applicant's representative requesting for deferment
Plan A-1	Location Plan

PLANNING DEPARTMENT
January 2022

¹ The number of deferments to be granted under TPB PG-No. 33A is not applicable to this application which was received before the promulgation of the revised guideline on 24.8.2021