

RNTPC Paper No. A/YL-KTN/857A  
For Consideration  
by the Rural and New Town  
Planning Committee  
on 9.12.2022

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

**APPLICATION NO. A/YL-KTN/857**  
***(for 2<sup>nd</sup> Deferment)***

- Applicant** : Power Steel Metal Company Limited (宏力建材有限公司) represented by Allgain Land Administrators (Hong Kong) Limited
- Sites** : Lot 1170 RP in D.D. 109, Kam Tin, Yuen Long
- Site Area** : About 1,640m<sup>2</sup>
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9
- Zoning** : “Agriculture” (“AGR”)
- Application** : Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years

**1. Background**

- 1.1 On 8.8.2022, the applicant submitted the application to seek planning permission for proposed temporary place of recreation, sports or culture (hobby farm) for a period of 3 years at the application site (**Plan A-1**).
- 1.2 On 23.9.2022, the Rural and New Town Planning Committee (the Committee) agreed to defer a decision on the application, as requested by the applicant, for one month to allow time for the applicant to prepare further information to address departmental comments. On 18.10.2022, 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 1.12.2022, 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 one month so as to allow time for preparation of further information 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 justifications for deferment meet the criteria for deferment as set out in the Town Planning Board Guidelines on Deferment of Decision on Deferment of Decision on Representations, Comments, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33A) in that the applicant needs more time to prepare further information to address 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 information 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 the Committee's consideration. The applicant should be advised that the Committee has allowed a total of two months for preparation of submission of further information. 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**

<b>Appendix I</b>	Email dated 1.12.2022 from the applicant's representative
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
DECEMBER 2022**