

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

**APPLICATION NO. A/YL-KTN/876**  
***(for 1<sup>st</sup> Deferment)***

- Applicant** : Mr. YAU Siu Fai represented by R-riches Property Consultants Limited
- Site** : Lots 913 RP (Part) and 920 RP in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories
- Site Area** : About 267m<sup>2</sup>
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/9 at the time of submission
- Draft Kam Tin North OZP No. S/YL-KTN/10 currently in force  
[The zoning and development restrictions for the Site remain unchanged on the current draft OZP No. S/YL-KTN/10]
- Zoning** : “Agriculture” (“AGR”)
- Application** : Proposed Temporary Eating Place (Restaurant and Outside Seating Accommodation) for a Period of 3 Years and Filling of Land

**1. Background**

On 12.12.2022, the applicant submitted the subject application to seek planning permission for proposed temporary eating place (restaurant and outside seating accommodation) for a period of 3 years and filling of land at the application site (the Site) (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) at this meeting.

**2. Request for Deferment**

On 30.1.2023, the applicant’s representative wrote to the Secretary of the Town Planning Board (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. 33A) 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 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 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 for the Committee's consideration at the next meeting.

**5. Attachments**

**Appendix I**      Letter dated 30.1.2023 from the applicant's representative

**Plan A-1**      Location Plan

**PLANNING DEPARTMENT  
FEBRUARY 2023**