

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

**APPLICATION NO. A/YL-KTN/897**  
***(for 2<sup>nd</sup> Deferment)***

<b><u>Applicant</u></b>	:	Mr. TANG Lam Piu represented by R-riches Property Consultants Limited
<b><u>Site</u></b>	:	Lots 565 S.A (Part), 640 (Part), 796 (Part), 797 (Part) and 798 (Part) in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Kam Tin, Yuen Long, New Territories
<b><u>Site Area</u></b>	:	About 1,622 m <sup>2</sup> (including Government land of about 243m <sup>2</sup> (about 15%))
<b><u>Lease</u></b>	:	(i) Block Government Lease (demised for agricultural use) (about 85% of the Site)  (ii) Government Land (about 15% of the Site)
<b><u>Plan</u></b>	:	Draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/10
<b><u>Zoning</u></b>	:	“Industrial (Group D)” (“I(D)”)
<b><u>Application</u></b>	:	Temporary Shop and Services with Ancillary Storage and Office for a Period of 5 Years

**1. Background**

- 1.1 On 23.2.2023, the applicant submitted the current application to seek planning permission to use the application site for temporary shop and services with ancillary storage and office for a period of 5 years (**Plan A-1**).
- 1.2 On 21.4.2023, the Rural and New Town Planning Committee (the Committee) agreed to defer a decision on the application, as requested by the applicant, for two months to allow time for the applicant to prepare further information to address departmental comments.
- 1.3 On 21.6.2023, 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 4.8.2023, the applicant 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 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 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.
- 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 a total of four 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**

**Appendix I**  
**Plan A-1**

Letter from the applicant dated 4.8.2023  
Location Plan

**PLANNING DEPARTMENT**  
**AUGUST 2023**