

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-KTN/952
(for 1st Deferment)

<u>Applicant</u>	:	Profit Max Properties (China) Limited represented by R-riches Property Consultants Limited
<u>Site</u>	:	Lots 570 (Part) and 571 RP (Part) in D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories
<u>Site Area</u>	:	About 2,529m ² (including Government Land of about 96m ² (3.8%))
<u>Lease</u>	:	Block Government Lease (demised for agricultural use)
<u>Plan</u>	:	Draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/10
<u>Zoning</u>	:	“Industrial (Group D)” (“I(D)”)
<u>Application</u>	:	Proposed Temporary Shop and Services (Food Retail Shop) with Ancillary Storage and Office for a Period of 5 Years

1. Background

On 15.8.2023, the applicant seeks planning permission to use the application site for proposed temporary shop and services (food retail shop) with ancillary storage and office for a period of five years (**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 4.10.2023, 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 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 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 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 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

Appendix I
Plan A-1

Letter from the applicant's representative dated 4.10.2023
Location Plan

PLANNING DEPARTMENT
OCTOBER 2023