

RNTPC Paper No. A/YL-KTN/952A
For Consideration by
the Rural and New Town
Planning Committee
on 1.3.2024

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-KTN/952
(for 2nd 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>	:	Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11
<u>Zonings</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

- 1.1 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 5 years (**Plan A-1**).
- 1.2 On 13.10.2023, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months as requested by the applicant, to allow time for the applicant to prepare further information to address departmental comments.
- 1.3 On 2.1.2024, 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 7.2.2024, the applicant's representative wrote to the Secretary of 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 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 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 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 the 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 to the Committee for consideration at the next meeting.

5. Attachments

Appendix I	Email from the applicant's representative dated 7.2.2024
Plan A-1	Location Plan

**PLANNING DEPARTMENT
MARCH 2024**