

RNTPC Paper No. A/YL-KTN/981A  
For Consideration by  
the Rural and New Town  
Planning Committee  
on 24.5.2024

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

**APPLICATION NO. A/YL-KTN/981**  
***(for 2<sup>nd</sup> Deferment)***

<b><u>Applicant</u></b>	:	Sanfield (Management) Limited represented by Grandmax Surveyors Limited
<b><u>Site</u></b>	:	Lots 1555 S.A (Part), 1555 S.B RP (Part), 1557 RP (Part), 1558 (Part) and 1559 (Part) in D.D. 107, Cheung Chun San Tsuen, Kam Tin, Yuen Long, New Territories
<b><u>Site Area</u></b>	:	About 9,705m <sup>2</sup>
<b><u>Lease</u></b>	:	Block Government Lease (demised for agricultural use)
<b><u>Plan</u></b>	:	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
<b><u>Zoning</u></b>	:	“Comprehensive Development Area (1)” (“CDA(1)”)
<b><u>Application</u></b>	:	Proposed Temporary Open Storage of Modular Integrated Construction Components and Construction Materials with Ancillary Facilities for a Period of Three Years

**1. Background**

- 1.1 On 18.1.2024, the applicant submitted the current application to seek planning permission to use the application site for proposed temporary open storage of Modular Integrated Construction components and construction materials with ancillary facilities for a period of three years (**Plan A-1**).
- 1.2 On 15.3.2024, the Rural and New Town Planning Committee (the Committee) agreed to defer making a decision on the application for two months, as requested by the applicant, to allow time to prepare further information to address departmental comments. On 28.3.2024 and 29.4.2024, the applicant submitted further information to address departmental comments.

**2. Request for Deferment**

On 17.5.2024, 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 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. 33B) 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 information 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**

<b>Appendix I</b>	Email from the applicant's representative dated 17.5.2024
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
MAY 2024**