

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

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

<b><u>Applicant</u></b>	:	Keen Harvest Far East Development Limited represented by R-riches Property Consultants Limited
<b><u>Site</u></b>	:	Lots 73 (Part) and 74 RP (Part) in D.D. 106, Kam Tin, Yuen Long, New Territories
<b><u>Site Area</u></b>	:	About 1,537 m <sup>2</sup>
<b><u>Lease</u></b>	:	Block Government Lease (demised for agricultural use)
<b><u>Plan</u></b>	:	Approved Kam Tin South Outline Zoning Plan (OZP) No. S/YL-KTS/15
<b><u>Zonings</u></b>	:	“Government, Institution or Community” (“G/IC”) (90%)  “Residential (Group A)” (“R(A)”) (10%) [Maximum plot ratio of 3 and maximum building height of 69mPD]
<b><u>Application</u></b>	:	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Eating Place for a Period of 5 Years

**1. Background**

On 12.1.2021, the applicant submitted the subject application to seek planning permission to use the application site (the Site) (**Plan A-1**) for proposed temporary public vehicle park (excluding container vehicle) and eating place for a period of 5 years. The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) on 12.3.2021.

**2. Request for Deferment**

On 24.2.2021, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application to allow two months’ time for the applicant to prepare 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 deferment as the justification for deferment meets 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. 33) in that the applicant needs more time to prepare further information in response to departmental comments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.
- 3.2 Should the Committee agree to defer making 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 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 submission of further information as requested by the applicant, 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**

<b>Appendix I</b>	Letter dated 24.2.2021 from the applicant's representative requesting for deferment
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
MARCH 2021**