

RNTPC Paper No. A/YL-KTS/945
For Consideration by
the Rural and New Town
Planning Committee
on 17.2.2023

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-KTS/945
(for 1st Deferment)

<u>Applicant</u>	:	Diamond Full Investment Ltd.
<u>Site</u>	:	Lots 1489 RP (Part) and 1490 S.A in D.D. 106, Kam Sheung Road, Kam Tin, Yuen Long, New Territories
<u>Site Area</u>	:	About 1,382m ²
<u>Lease</u>	:	Block Government Lease (demised for agricultural use)
<u>Plan</u>	:	Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15
<u>Zonings</u>	:	“Agriculture” (about 99%); and “Village Type Development” (about 1%) [maximum building height of 3 storeys (8.23m)]
<u>Application</u>	:	Proposed Temporary Shop and Services and Warehouse (Excluding Dangerous Goods Godown) for a Period of 3 Years

1. Background

On 23.12.2022, the applicant submitted the current application to seek planning permission for proposed temporary shop and services and warehouse (excluding dangerous goods godown) for a period of 3 years at the application site (**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 8.2.2023, 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 more time 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 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 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 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 dated 8.2.2023
Location Plan

PLANNING DEPARTMENT
FEBRUARY 2023