

RNTPC Paper No. A/YL-TT/688A  
For Consideration by  
the Rural and New Town  
Planning Committee  
on 2.5.2025

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

**APPLICATION NO. A/YL-TT/688**

*(for 2<sup>nd</sup> Deferment)*

- Applicant** : Ms. KWOK Wa Mui
- Site** : Lots 579 (Part) and 580 RP (Part) in D.D. 117 and adjoining Government Land (GL), Yuen Long, New Territories
- Site Area** : 750 m<sup>2</sup> (about) (including about 70 m<sup>2</sup> of GL or about 9.3%)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Tai Tong Outline Zoning Plan No. S/YL-TT/20
- Zoning** : “Agriculture”
- Application** : Proposed Temporary Shop and Services for a Period of 3 Years and Associated Filling of Land

**1. Background**

- 1.1 On 17.12.2024, the applicant sought planning permission for proposed temporary shop and services for a period of three years and associated filling of land at the application site (**Plan A-1**).
- 1.2 On 14.2.2025, 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 more time to prepare further information (FI) to address departmental comments. On 10.3.2025, the applicant submitted FI to address departmental comments.

**2. Request for Deferment**

On 22.4.2025, the applicant 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 FI to address 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 justification for deferment meets the criteria as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the deferment would allow the applicant to prepare FI to address outstanding issues.
- 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 FI from the applicant. If the FI 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 period of four months for preparation of the submission of FI. 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**  
**Plan A-1**

Email dated 22.4.2025 from the applicant  
Location Plan

**PLANNING DEPARTMENT**  
**MAY 2025**