

RNTPC Paper No. A/YL/324A  
For Consideration by  
the Rural and New Town  
Planning Committee  
on 20.6.2025

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

**APPLICATION NO. A/YL/324**

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

- Applicant** : Market Investment Limited represented by R-riches Property Consultants Limited
- Site** : Lot 234 RP in D.D. 115, Tung Tau Tsuen, Yuen Long, New Territories
- Site Area** : 404 m<sup>2</sup> (about)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Yuen Long Outline Zoning Plan No. S/YL/27
- Zoning** : “Village Type Development”  
*[Restricted to a maximum building height of 3 storeys (8.23m) except for those developments/ uses specified in the Notes]*
- Application** : Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 6 Years

**1 Background**

- 1.1 On 2.1.2025, the applicant sought planning permission for proposed temporary shop and services with ancillary facilities for a period of six years at the application site (**Plan A-1**).
- 1.2 On 28.2.2025, 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 28.4.2025, the applicant submitted FI to address departmental comments.

**2 Request for Deferment**

On 12.6.2025, 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 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**

Letter dated 12.6.2025 from the applicant's representative  
Location Plan

**PLANNING DEPARTMENT**  
**JUNE 2025**