

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

**APPLICATION NO. A/YL-KTN/1124**  
***(for 1<sup>st</sup> Deferment)***

- Applicant** : Tomorrow View (Investment) Limited represented by R-riches Planning Limited
- Site** : Lots 216 S.S ss.2 RP, 216 S.S RP, 237 S.B RP, 237 S.B ss.3 RP, 237 S.B ss.3 S.A, 237 S.B ss.4 S.A, 237 S.B ss.4 S.B, 237 S.B ss.4 RP, 237 S.B ss.5 RP (Part), 237 S.B ss.11 RP, 237 S.B ss.12 RP, 237 S.B ss.13 RP and 237 S.B ss.14 RP in D.D.103 and Adjoining Government Land, Ko Po Tsuen, Kam Tin, Yuen Long
- Site Area** : About 1,650m<sup>2</sup> (including GL of about 741m<sup>2</sup> (about 45%))
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
- Zoning** : “Village Type Development” (about 1570.8m<sup>2</sup> (95.2%))  
[restricted to a maximum building height of 3 storeys (8.23m)]  
  
“Residential (Group B)” (about 79.2m<sup>2</sup> (4.8%))  
[restricted to a maximum domestic gross floor area of 79,497m<sup>2</sup>, a maximum non-domestic gross floor area of 2,215m<sup>2</sup> and a maximum building height of 12 storeys]
- Application** : Temporary Shop and Services and Eating Place (with Outside Seating Accommodation) with Ancillary Parking Spaces for a Period of Three Years

**1. Background**

On 27.5.2025, the applicant sought planning permission for temporary shop and services and eating place (with outside seating accommodation) with ancillary parking spaces for a period of three 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. Background**

On 14.7.2025, 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 (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 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, 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 two months for preparation of the submission of FI, 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>	Email and letter from the applicant's representative dated 14.7.2025
<b>Plan A-1</b>	Location plan

**PLANNING DEPARTMENT  
JULY 2025**