

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

**APPLICATION NO. A/TM-LTYY/503**

*(for 1<sup>st</sup> Deferment)*

**Applicant** : Mr. YE Maoyan represented by Metro Planning & Development Company Limited

**Site** : Lot 1367 (Part) in D.D.130, Tsoi Yuen Tsuen, Tuen Mun, New Territories

**Site Area** : About 50m<sup>2</sup>

**Lease** : Block Government Lease (demised for agricultural use)

**Plan** : Draft Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTYY/13 (the OZP)

**Zoning** : “Residential (Group D)” (“R(D)”) *[Restricted to a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m)]*

**Application** : Proposed Temporary Shop and Services (Real Estate Agency) with Ancillary Facility for a Period of 3 Years

**1. Background**

On 10.12.2025, the applicant sought planning permission for proposed temporary shop and services (real estate agency) with ancillary facility 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) of the Town Planning Board (the Board) at this meeting.

**2. Request for Deferment**

On 22.1.2026, 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 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 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. 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 period of 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>	Letter dated 22.1.2026 from the applicant's representative
<b>Plan A-1</b>	Location plan

**PLANNING DEPARTMENT  
FEBRUARY 2026**