

RNTPC Paper No. A/YL-TT/768A
For Consideration by
the Rural and New Town
Planning Committee
on 10.7.2026

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TT/768

(for 2nd Deferment)

- Applicant** : Mr. 林燊德
- Site** : Various Lots in D.D. 116 and Adjoining Government Land (GL), Tai Tong Road, Yuen Long
- Site Area** : 502 m² (about) (including GL of about 52m² or 10%)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Tai Tong Outline Zoning Plan No. S/YL-TT/20
- 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** : Temporary Shop and Services (Real Estate Agency) and Public Vehicle Park (Private Cars Only) for a Period of 3 Years

1. Background

- 1.1 On 30.1.2026, the applicant sought planning permission for temporary shop and services (real estate agency) and public vehicle park (private cars only) for a period of three years at the application site (**Plan A-1**).
- 1.2 On 27.3.2026, 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 11.5.2026, the applicant submitted FI to address departmental comments.

2. Request for Deferment

On 2.7.2026, 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

Letter dated 2.7.2026 from the applicant
Location Plan

PLANNING DEPARTMENT
JULY 2026