RNTPC Paper No. Y/TM/32
For Consideration by
the Rural and New Town
Planning Committee
on 6.11.2026

APPLICATION FOR PERMISSION
UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. Y/TM/32

(for 1st Deferment)

Applicant	:	Million Creation Holdings Limited represented by LCH Planning & Development Consultants Limited
Site	:	Lot 496 S.C in D.D. 132 and Adjoining Government Land (GL), Tuen Mun
Site Area	:	About 1,940 m^2 (including GL of about 1,006 m^2 or 52%)
Lease	:	Block Government Lease (demised for agricultural use)
Plan	:	Draft Tuen Mun Outline Zoning Plan (OZP) No. S/TM/42 *(currently in force)* Approved Tuen Mun OZP No. S/TM/41 *(in force at the time of submission; the zoning and development restrictions remain unchanged)*
Zoning	:	"Government, Institution or Community" ("G/IC") *[restricted to a maximum building height (BH) of 3 storeys (excluding basement floor(s))]*
Proposed Amendment	:	To rezone the application site from "G/IC" to "Government, Institution or Community (6)" ("G/IC(6)")

1. Background

1.1 On 13.7.2026, the applicant sought planning permission to rezone the application site from "G/IC" to "G/IC(6)" (**Plan Z-1**) to facilitate a proposed social welfare facility (residential care home for the elderly).

1.2 On 3.9.2026 and 10.9.2026, the applicant submitted further information (FIs) to address departmental comments. 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 29.10.2026, 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 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 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 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

Appendix I	Letter dated 29.10.2026 from the applicant's representative
Plan Z-1	Location Plan

PLANNING DEPARTMENT
NOVEMBER 2026