RNTPC Paper No. A/YL-LFS/636
For Consideration by the
Rural and New Town Planning
Committee on 20.11.2026

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-LFS/636
(for 1st Deferment)

Applicant	:	Marvellous Eel Company Limited represented by Mr. Wong Sun Wo
Site	:	Lots 1901 and 1906 in D.D. 129 and Adjoining Government Land (GL), Lau Fau Shan, Yuen Long
Site Area	:	About 684m^2 (including GL of about 22m^2 (about 3.2%))
Lease	:	Block Government Lease (demised for agricultural use)
Plans	:	Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) No. S/YL-LFS/11
Zonings	:	"Coastal Protection Area" ("CPA")
Application	:	Proposed Filling of Land and Pond for Permitted Agricultural Use (Fish Hatchery)

1. Background

On 2.10.2026, the applicant sought planning permission for proposed filling of land and pond for permitted agricultural use (fish hatchery) 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 4.11.2026, 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 can 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 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	Email dated 4.11.2026 from the applicant's representative
Plan A-1	Location Plan

PLANNING DEPARTMENT
NOVEMBER 2026