

RNTPC Paper No. A/YL-TT/672  
For Consideration by  
the Rural and New Town  
Planning Committee  
on 4.10.2024

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

**APPLICATION NO. A/YL-TT/672**

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

- Applicant** : Wong Hung Ho & Tsang Kwok Yu represented by 黃榮健
- Site** : Lot 962 in D.D. 118 and Adjoining Government Land, No. 121 Nam Hang Tsuen, Yuen Long, New Territories
- Site Area** : 364.22 m<sup>2</sup> (about) (including GL of about 23.69 m<sup>2</sup> (about 6.5%))
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Tai Tong Outline Zoning Plan No. S/YL-TT/20
- Zoning** : “Other Specified Uses” annotated “Rural Use” (about 93.6%); and  
*[Restricted to a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m)]*  
  
“Village Type Development” (about 6.4%)  
*[restricted to a maximum building height of 3 storeys (8.23m)]*
- Application** : Proposed Houses

**1. Background**

On 12.8.2024, the applicant sought planning permission for proposed houses 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 12.9.2024, 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 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**  
**Plan A-1**

Email dated 12.9.2024 from the applicant's representative  
Location Plan

**PLANNING DEPARTMENT**  
**OCTOBER 2024**