

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-PH/1045
(for 2nd Deferment)

- Applicant** : United Sky International Development Limited by Metro Planning and Development Company Limited
- Site** : Lot 226 (Part) in D.D. 111, Pat Heung, Yuen Long, New Territories
- Site Area** : About 90m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11
- Zoning** : “Village Type Development”
[restricted to maximum building height of 3 storeys (8.23m)]
- Application** : Proposed Filling and Excavation of Land for Permitted House (New Territories Exempted House)

1. The Proposal

- 1.1 On 6.1.2025, the applicant sought planning permission for proposed filling and excavation of land for permitted house (New Territories Exempted House) at the application site (the Site) (**Plan A-1**).
- 1.2 On 28.2.2025, the Rural and New Town Planning 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, in order to allow time for preparation of further information (FI) to address departmental comments.

2. Request for Deferment

On 15.5.2025, 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 including detailed information on the proposed land filling and excavation works and a drainage proposal to address the departmental comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The application has been deferred once for two months at the request of the applicant. Since the last deferment on 28.2.2025, the applicant has not submitted FI in response to the relevant comments. The applicant has been liaising with relevant departments on the information required to support the application. It is noted that the applicant needs more time to prepare FI on the detailed information on the proposed land filling and excavation works at the Site and on the drainage aspect to address departmental comments.
- 3.2 The Planning Department has no objection to the request for the second deferment as the justifications for deferment meet the criteria for deferment 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.
- 3.3 Should the Committee agree to defer making 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 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 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	Letter from the applicant's representative dated 15.5.2025
Plan A-1	Location Plan

**PLANNING DEPARTMENT
MAY 2025**