

# **TOWN PLANNING BOARD**

**TPB Paper No. 11044**

**For Consideration by  
the Town Planning Board on 30.1.2026**

**REVIEW OF APPLICATION NO. A/SK-PK/307  
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE**

**Proposed House (New Territories Exempted House - Small House) in  
“Green Belt” and “Village Type Development” Zones**

**Lots 491 S.D RP, 491 S.E, 492 S.B RP and 492 S.F in D.D. 222,  
Pak Kong, Sai Kung, New Territories**

**REVIEW OF APPLICATION NO. A/SK-PK/307**  
**UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE**

*(for 1st Deferment)*

- Applicant** : Mr. LOK Paul represented by Mr. PANG Hing Yeun
- Site** : Lots 491 S.D RP, 491 S.E, 492 S.B RP and 492 S.F in D.D. 222, Pak Kong, Sai Kung, New Territories
- Site Area** : 135.3m<sup>2</sup> (about)
- Lease** : Old Schedule Agricultural Lots held under Block Government Lease (demised for agricultural use)
- Plan** : Approved Pak Kong and Sha Kok Mei Outline Zoning Plan No. S/SK-PK/11
- Zonings** : “Green Belt” (about 118m<sup>2</sup> or 87.2%) and  
“Village Type Development” (about 17.3m<sup>2</sup> or 12.8%)
- Application** : Proposed House (New Territories Exempted House (NTEH) - Small House)
- RNTPC’s Decision** : Rejected on 19.9.2025
- Subject of Review** : To review the Rural and New Town Planning Committee (RNTPC)’s decision to reject the application

**1. Background**

- 1.1 On 21.7.2025, the applicant sought planning permission for proposed NTEH (Small House) at the application site (**Plan R-1**) under section 16 of the Town Planning Ordinance (the Ordinance). On 19.9.2025, the RNTPC of the Town Planning Board (the Board) decided to reject the application.
- 1.2 On 30.10.2025, the applicant applied, under section 17(1) of the Ordinance, for a review of the RNTPC’s decision to reject the application. The application is scheduled for consideration by the Board at this meeting.

**2. Request for Deferment**

On 21.1.2026, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the review application for two months in order to allow time for preparation of further information (FI) to address the departmental comments (**Annex A**).

### **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, 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 departmental comments.
- 3.2 Should the Board agree to defer making a decision on the review application, the application will be submitted to the Board for consideration within three 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 Board's consideration. The applicant should be advised that the Board has allowed 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 Board 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 Board for consideration at the next meeting.

### **5. Attachments**

<b>Annex A</b>	Letter dated 21.1.2026 from the applicant's representative
<b>Plan R-1</b>	Location plan

**PLANNING DEPARTMENT  
JANUARY 2026**