

TOWN PLANNING BOARD

TPB Paper No. 11055

For Consideration by
the Town Planning Board on 20.3.2026

**REVIEW OF APPLICATION NO. A/YL-PH/1067
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE**

**Proposed House (New Territories Exempted House – Small House)
in “Residential (Group D)” and “Village Type Development” zones
Lots 3003 S.D and 3005 RP in D.D. 111, Pat Heung, Yuen Long**

REVIEW OF APPLICATION NO. A/YL-PH/1067
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE
(for 2nd Deferment)

<u>Applicant</u>	: Mr TANG Kai Chun represented by Chief Force Limited
<u>Site</u>	: Lots 3003 S.D and 3005 RP in D.D. 111, Pat Heung, Yuen Long
<u>Site Area</u>	: 117m ²
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11
<u>Zoning</u>	: “Residential (Group D)” (about 56% of the Site) “Village Type Development” (about 44% of the Site)
<u>Application</u>	: Proposed House (New Territories Exempted House – Small House)
<u>RNTPC’s Decision</u>	: Rejected on 4.7.2025
<u>Subject of Review</u>	: To review the Rural and New Town Planning Committee (RNTPC)’s decision to reject the application

1. Background

- 1.1 On 9.5.2025, the applicant sought planning permission for proposed house (New Territories Exempted House – Small House) at the application site under section 16 of the Town Planning Ordinance (the Ordinance) (**Plan R-1**). On 4.7.2025, the RNTPC of the Town Planning Board (the Board) decided to reject the application.
- 1.2 On 6.8.2025, the applicant applied, under section 17(1) of the Ordinance, for a review of the RNTPC’s decision to reject the application.
- 1.3 On 31.10.2025, the Board agreed to defer making a decision on the review application for two months as requested by the applicant, in order to allow time for preparation of further information (FI) to address departmental comments. On 31.12.2025, the applicant submitted FI to address departmental comments.

2. Request for Deferment

On 5.3.2026, 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 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 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.

3.2 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 by the applicant is not substantial and could be processed within a shorter time, the review application could be submitted to an earlier meeting for the Board's consideration. The applicant should be advised that the Board 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 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

Annex A Email from the applicant's representative dated 3.5.2026

Plan R-1 Location Plan

**PLANNING DEPARTMENT
MARCH 2026**