

RNTPC Paper No. A/YL-PS/774
For Consideration by
the Rural and New Town
Planning Committee
on 27.3.2026

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-PS/774
(for 1st Deferment)

- Applicant** : Mr. TANG Marcus King represented by R-riches Planning Limited
- Site** : Lot 422 S.B in D.D. 126, Shing Uk Tsuen, Ping Shan, Yuen Long
- Site Area** : 113 m² (about)
- Lease** : Block Government Lease (demised for agricultural purposes)
- Plan** : Draft Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/21
- Zoning** : “Recreation” (“REC”) (about 58.6%); and
“Village Type Development” (“V”) (about 41.4%)
[*Restricted to a maximum building height of 3 storeys (8.23m)*]
- Application** : Proposed House (New Territories Exempted House (NTEH) - Small House (SH))

1. Background

On 13.2.2026, the applicant sought planning permission for proposed house (NTEH - SH) 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 23.3.2026, 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 so as 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, 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 23.3.2026 from the applicant's representative
Plan A-1	Location plan

**PLANNING DEPARTMENT
MARCH 2026**