

TOWN PLANNING BOARD

TPB Paper No. 11061

For Consideration by
the Town Planning Board on 15.5.2026

REVIEW OF APPLICATION NO. A/YL-LFS/585
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE

Filling and Excavation of Land for Permitted Agricultural Use
in
“Green Belt” (“GB”) zone
Lot 1236 S.B in D.D. 129, Lau Fau Shan, Yuen Long, New Territories

REVIEW OF APPLICATION NO. A/YL-LFS/585
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE

(for 1st Deferment)

- Applicants** : Mr. 蘇樹源 and Ms. 鄧麗霞
- Site** : Lot 1236 S.B in D.D. 129, Lau Fau Shan, Yuen Long, New Territories
- Site Area** : About 3,800m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) No. S/YL-LFS/11
- Zoning** : “Green Belt”
- Application** : Filling and Excavation of Land for Permitted Agricultural Use
- RNTPC’s decision** Rejected on 23.1.2026
- Subject of Review** To review the Rural and New Town Planning Committee (RNTPC)’s decision to reject the application

1. Background

1.1. On 1.12.2025, the applicants sought planning permission for filling and excavation of land for permitted agricultural use at the application site (the Site) under section 16 of the Town Planning Ordinance (the Ordinance) (**Plan R-1**). On 23.1.2026, the RNTPC of the Town Planning Board (the Board) decided to reject the application.

1.2. On 27.2.2026, the applicants 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 14.4.2026, the applicants 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) (**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, Comments, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the deferment would allow the applicants to prepare FI to address outstanding issues.
- 3.2. Should the Board agree to defer 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 applicants. If the FI submitted by the applicants is not substantial and can be processed within a shorter time, the application could be submitted to an earlier meeting for the Board's consideration. The applicants should be advised that the Board 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 Board is invited to consider whether or not to accede to the applicants' 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
Plan R-1

Email dated 14.4.2026 from the applicants
Location Plan

PLANNING DEPARTMENT
MAY 2026