

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-LFS/621
(for 1st Deferment)

- Applicant** : Teng Fei Consultancy Company represented by Allgain Land Planning Limited
- Site** : Various Lots in D.D. 129, Lau Fau Shan, Yuen Long, New Territories
- Site Area** : About 9,820m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plans** : (i) Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) No. S/YL-LFS/11
(ii) Approved Tin Shui Wai OZP No. S/TSW/16
- Zonings** : (i) “Green Belt” (“GB”) on the approved Lau Fau Shan and Tsim Bei Tsui OZP No. S/YL-LFS/11 (about 99.8%)
(ii) “Open Space (1)” (“O(1)”) on the approved Tin Shui Wai OZP No. S/TSW/16 (about 0.2%)
- Application** : Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years

1. Background

On 6.7.2026, the applicant sought planning permission for temporary public vehicle park (private cars and light goods vehicles) for a period of three years 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 12.8.2026, the applicant 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 further information (FI) to support the application (**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, Comments, 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
Plan A-1

Email dated 12.8.2026 from the applicant's representative
Location Plan

PLANNING DEPARTMENT
AUGUST 2026