

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-SK/450
(for 2nd Deferment)

- Applicant** : Liu Chi Yung, Franky, Tang Kow Leung (with Tang Sui Keung as Power of Attorney) represented by Conrad Tang & Associates Limited
- Site** : Lots 143 S.A ss.1 (Part) and 143 S.B ss.1 (Part) in D.D. 112 and Adjoining Government Land (GL), Shek Kong, Yuen Long
- Site Area** : About 221 m² (including GL of about 189 m² (85.5%))
- Lease:** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Shek Kong Outline Zoning Plan (OZP) No. S/YL-SK/11
(currently in force)

Draft Shek Kong OZP No. S/YL-SK/10
(at the time of submission)
- Zoning** : “Village Type Development” (“V”)
[restricted to a maximum building height of 3 storeys (8.23m)]
(no change on the current OZP)
- Application** : Proposed Filling and Excavation of Land for Vehicular Access for Permitted Small House Developments

1. Background

- 1.1 On 9.3.2026, the applicant sought planning permission for proposed filling and excavation of land for vehicular access for permitted small house developments at the application site (**Plan A-1**).
- 1.2 On 8.5.2026, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months, as requested by the applicant to allow more time for preparation of further information (FI) to address departmental comments.
- 1.3 On 6.7.2026 and 7.7.2026, the applicant’s representative submitted FI to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. **Request for Deferment**

On 17.8.2026, 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 in order 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 second 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 issue(s).
- 3.2 Should the Committee agree to defer making 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 could 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 total period 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 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 17.8.2026 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
AUGUST 2026**