

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL/334

(for 1st Deferment)

<u>Applicants</u>	: Messrs. Tang Kwan Ching, Tang Tat Sin, Tang Man On, Tang Wai Ying, Tang Kay Lai and Tang Yiu Wing (Managers of Tang Tsap Ng Tso 鄧輯五祖) represented by Mr. Mow Kai Bon
<u>Site</u>	: Lots 1315 (Part) and 1316 RP (Part) in D.D.122, Yuen Long, New Territories
<u>Site Area</u>	: About 2,570m ²
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Approved Yuen Long Outline Zoning Plan (OZP) No. S/YL/29
<u>Zoning</u>	: “Village Type Development” (“V”) <i>[Restricted to a maximum building height of 3 storeys (8.23m) except for those developments/uses specified in the Notes]</i>
<u>Application</u>	: Public Vehicle Park (Excluding Container Vehicles)

1. Background

On 22.7.2026, the applicants sought planning permission for a public vehicle park (private cars only) 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 3.9.2026, the applicants’ 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 comment (**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 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 applicants 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 applicants. If the FI submitted by the applicants 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 applicants should be advised that the Committee has allowed a period of two months for preparation of the 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 applicants' 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 3.9.2026 from the applicants' representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
SEPTEMBER 2026**