RNTPC Paper No. A/YL-KTN/1264A
For Consideration by
the Rural and New Town
Planning Committee
on 6.11.2026

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-KTN/1264
(for 2nd Deferment)

Applicant	:	Ching Yeung (Four Seasons) Limited represented by Allgain Land Planning Limited
Site	:	Lot 130 RP in D.D. 110 and Adjoining Government Land (GL), Kam Tin North, Yuen Long
Site Area	:	About 610m^2 (including GL of about 165m^2 (27.0%))
Lease	:	Block Government Lease (demised for agricultural use)
Plan	:	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
Zoning	:	"Residential (Group C) 2" *[restricted to a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m)]*
Application	:	Proposed Temporary Private Club for a Period of Three Years

1. Background

1.1 On 17.7.2026, the applicant sought planning permission for proposed temporary private club for a period of three years at the application site (**Plan A-1**).

1.2 On 11.9.2026, 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, in order to allow time for preparation of further information (FI) to address departmental comments.

1.3 On 16.9.2026, the applicant submitted FI to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 20.10.2026, 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 FI to address the 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 justifications for deferment meet 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 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 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 from the applicant's representative dated 20.10.2026
Plan A-1	Location Plan

PLANNING DEPARTMENT
NOVEMBER 2026