

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/TM/551**  
*(for 1<sup>st</sup> Deferment)*

- Applicant** : Miss NG Wing Sze
- Premises** : Workshop No. 194, G/F, Hang Wai Industrial Centre, 6 Kin Tai Street, Tuen Mun, New Territories
- Floor Area** : 27.73m<sup>2</sup> (about)
- Lease** : Tuen Mun Town Lot (TMTL) No. 114
- (a) Industrial or godown purposes or both (excluding any offensive trade declared under the Public Health and Municipal Services Ordinance)
- (b) A factory or factories or a warehouse or warehouses or both, ancillary offices and such quarters as may be required for watchmen or caretakers
- (c) Maximum site coverage of 80% and maximum plot ratio of 9.5 for building height over 100ft but not exceeding 120ft
- Plan** : Approved Tuen Mun Outline Zoning Plan (OZP) No. S/TM/35
- Zoning** : “Other Specified Uses” annotated “Business” (“OU(B)”) *[Restricted to a maximum plot ratio (PR) of 9.5 (including not more than a plot ratio of 1.0 for ‘Shop and Services’ and ‘Eating Place’), or the plot ratio and building height of the existing building, whichever is the greater]*
- Application** : Temporary Shop and Services for a Period of 4 years

**1. Background**

On 29.6.2020, the applicant sought planning permission to use the application premises for temporary shop and services for a period of 4 years (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) at this meeting.

**2. Request for Deferment**

On 13.8.2020, 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 to address departmental comments (**Appendix I**).

**3. Planning Department's Views**

3.1. The Planning Department has no objection to the request for 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, Comments, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33) in that the applicant needs more time to prepare further information in response to departmental comments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.

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 further submission from the applicant. If the further information 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 two months for preparation of submission of further information, 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 for the Committee's consideration at the next meeting.

**5. Attachments**

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|-------------------|-------------------------------------------|
| <b>Appendix I</b> | Letter from the Applicant dated 13.8.2020 |
| <b>Plan A-1</b>   | Location Plan                             |

**PLANNING DEPARTMENT  
AUGUST 2020**