

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TM-SKW/134

(for 1st Deferment)

- Applicant** : Host Duty Limited represented by Llewelyn-Davies Hong Kong Limited
- Site** : Various Lots in D.D. 385 and adjoining Government Land (G.L.), Tai Lam Chung, Tuen Mun, New Territories
- Site Area** : About 61,127 m² (including G.L. of about 17,094 m² or 28%)
- Lease** : Block Government Lease (demised for agricultural and/or house use)
- Plan** : Approved So Kwun Wat Outline Zoning Plan (OZP) No. S/TM-SKW/15
- Zonings** : “Comprehensive Development Area” (“CDA”) (about 58,341.82m²) (95.44%)
[Restricted to a maximum total Gross Floor Area (GFA) of 105,990m², and a maximum building height (BH) of 18 storeys (70mPD)]
- “Green Belt” (“GB”) (about 968.78m²) (1.59%)
- “Village Type Development” (“V”) (about 1,600.87m²) (2.62%)
- “Government, Institution or Community” (“G/IC”) (about 215.53m²) (0.35%)
- Application** : Proposed Comprehensive Residential Development with Minor Relaxation of GFA and BH Restrictions (Amendments to an Approved Master Layout Plan (MLP))

1. Background

On 3.6.2025, the applicant sought planning permission for proposed comprehensive residential development with minor relaxation of GFA and BH restrictions (amendments to an approved MLP) 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 17.7.2025, 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 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 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 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 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 17.7.2025 from the applicant's representative
Location Plan

PLANNING DEPARTMENT
AUGUST 2025