

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TM-LTYYP/500

(for 2nd Deferment)

- Applicant** : Chun Kai Property Development Company Limited represented by PlanPlus Consultancy Limited
- Site** : Lot 491 RP (Part) in D.D. 130 and Adjoining Government Land (GL), Lam Tei, Tuen Mun, New Territories
- Site Area** : About 2,378.5m² (Includes GL of about 131.9m² or 5.5%)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Draft Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTYYP/13
- Zoning** : “Village Type Development” (“V”)
[Restricted to a maximum building height of 3 storeys (8.23m)]
- Application** : Proposed Temporary Shop and Services (Metalware and Construction Materials and Equipment) and Public Utility Installation (Solar Photovoltaic (SPV) System) with Ancillary Facilities for a Period of 3 Years

1. Background

- 1.1 On 16.9.2025, the applicant sought planning permission for proposed temporary shop and services (metalware and construction materials and equipment) and public utility installation (SPV system) with ancillary facilities for a period of three years at the application site (**Plan A-1**).
- 1.2 On 7.11.2025 the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer a decision on the application for two months, as requested by the applicant, so as to allow time to prepare further information (FI) to address departmental comments. On 6.1.2026 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 3.2.2026, 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 to address further 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, Comments, 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 period of four months for preparation of 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

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| Appendix I | Letter dated 3.2.2026 from the applicant's representative |
| Plan A-1 | Location plan |

**PLANNING DEPARTMENT
FEBRUARY 2026**