

RNTPC Paper No. A/TM/604  
For Consideration by  
the Rural and New Town  
Planning Committee  
on 8.5.2026

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

**APPLICATION NO. A/TM/604**

*(for 1<sup>st</sup> Deferment)*

- Applicant** : Sky Honest Limited represented by Llewelyn-Davies Hong Kong Limited
- Site** : Tuen Mun Town Lot (TM TL) 569, Hoi Chu Road, Tuen Mun
- Site Area** : 4,368m<sup>2</sup> (about)
- Lease** : TM TL 569 held under New Grant No. 23388  
(a) maximum gross floor area (GFA) of 26,208m<sup>2</sup>;  
(b) for non-industrial (excluding godown, hotel and petrol filling station) purposes;  
(c) non-building area above or over 23 meters above Principal Datum (mPD) in pink hatched black and pink hatched black stippled red areas; and  
(d) provision of a public transport terminus (PTT) on ground floor (exempted from GFA calculation).
- Plan** : Approved Tuen Mun Outline Zoning Plan No. S/TM/41
- Zoning** : “Residential (Group A) 29”  
*[Restricted to a maximum plot ratio (PR) of 6 and a maximum building height (BH) of 100 mPD, or the PR and the height of existing building, whether is the greater.]*
- Application** : Proposed Minor Relaxation of BH Restriction for Permitted Flat Use

**1. Background**

On 9.3.2026, the applicant sought planning permission for proposed minor relaxation of BH restriction for permitted flat use 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 24.4.2026, 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 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**

Letter dated 24.4.2026 from the applicant's representative  
Location Plan

**PLANNING DEPARTMENT**  
**MAY 2026**