

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TM-LTY Y/504

(for 2nd Deferment)

- Applicant** : South Wing Machinery Company Limited represented by Mr. WONG Sun Wo, William
- Site** : Lots 1161 S.A, 1161 RP (Part), 1162, 1164 S.A, 1164 S.C, 1164 RP, 1165 RP, 1167 RP, 1172, 1174 (Part), 1175 S.A, 1175 S.B, 1175 S.D, 1175 S.F, 1175 S.G and 1175 RP in D.D.130, Lam Tei, Tuen Mun, New Territories
- Site Area** : About 4,750m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTY Y/14 (the OZP) (currently in force)
- Draft Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTY Y/13 (at the time of submission)
- [no change to the zonings and development restrictions for the application site (the Site)]*
- Zonings** : “Village Type Development” (about 2,470 m² or 52%)
[Restricted to a maximum building height (BH) of 3 storeys (8.23m)]
- “Residential (Group C)” (“R(C)”) (about 2,280 m² or 48%)
[Restricted to a maximum plot ratio (PR) of 0.4 and a maximum BH of 3 storeys (9m)]
- Application** : Proposed Temporary Warehouse for Storage of Construction Machinery and Electricity Generator and Repair Workshop with Ancillary Facility for a Period of 3 Years

1. Background

- 1.1 On 22.12.2025, the applicant sought planning permission for proposed temporary warehouse for storage of construction machinery and electricity generator and repair workshop with ancillary facility for a period of three years at the Site (**Plan A-1**).

- 1.2 On 6.2.2026 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.
- 1.3 On 25.3.2026 and 2.4.2026 the applicant's representative submitted FIs to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 4.5.2026, 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 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

Appendix I	Email dated 4.5.2026 from the applicant's representative
Plan A-1	Location plan