

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/SK-HC/353
(for 2nd Deferment)

- Applicant** : Mr. WONG Kin Wah represented by Mr. WONG Chik Lim
- Site** : Lots 325 RP and 505 in D.D. 210 and Adjoining Government Land (GL),
Luk Mei Tsuen Road, Ho Chung, Sai Kung, New Territories
- Site Area** : About 2,688m² (including about 1,769m² (about 66%) of GL)
- Lease** : (a) Lot 325 RP in D.D. 210: Old Schedule Agricultural Lot held under
Block Government Lease
(b) Lot 505 in D.D. 210 held under New Grant No. 3985 (for agriculture
purpose only)
- Plan** : Approved Ho Chung Outline Zoning Plan No. S/SK-HC/11
- Zonings** : “Residential (Group E)”, “Green Belt” and an area shown as ‘Road’
- Application** : Temporary Open Storage of Construction Material and Warehouse for a
Period of Three Years

1. Background

- 1.1 On 22.4.2024, the applicant submitted the current application to seek planning permission for temporary open storage of construction material and warehouse for a period of three years at the application site (**Plan A-1**).
- 1.2 On 21.6.2024, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months, as requested by the applicant, to allow time for preparation of Further Information (FI) to address departmental comments.
- 1.3 On 3.7.2024 and 2.8.2024, the applicant submitted FIs to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. **Request for Deferment**

On 2.8.2024, 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 prepare 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 justifications for deferment meet the criteria for deferment 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 making 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 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 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	Letter dated 2.8.2024 from the applicant's representative
Plan A-1	Location Plan

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2. **Request for Deferment**

On 2.8.2024, 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 prepare 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 justifications for deferment meet the criteria for deferment 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 making 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 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 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	Letter dated 2.8.2024 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
AUGUST 2024**

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/SK-HC/353
(for 2nd Deferment)

- Applicant** : Mr. WONG Kin Wah represented by Mr. WONG Chik Lim
- Site** : Lots 325 RP and 505 in D.D. 210 and Adjoining Government Land (GL),
Luk Mei Tsuen Road, Ho Chung, Sai Kung, New Territories
- Site Area** : About 2,688m² (including about 1,769m² (about 66%) of GL)
- Lease** : (a) Lot 325 RP in D.D. 210: Old Schedule Agricultural Lot held under
Block Government Lease
(b) Lot 505 in D.D. 210 held under New Grant No. 3985 (for agriculture
purpose only)
- Plan** : Approved Ho Chung Outline Zoning Plan No. S/SK-HC/11
- Zonings** : “Residential (Group E)”, “Green Belt” and an area shown as ‘Road’
- Application** : Temporary Open Storage of Construction Material and Warehouse for a
Period of Three Years

1. Background

- 1.1 On 22.4.2024, the applicant submitted the current application to seek planning permission for temporary open storage of construction material and warehouse for a period of three years at the application site (**Plan A-1**).
- 1.2 On 21.6.2024, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months, as requested by the applicant, to allow time for preparation of Further Information (FI) to address departmental comments.
- 1.3 On 3.7.2024 and 2.8.2024, the applicant submitted FIs to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. **Request for Deferment**

On 2.8.2024, 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 prepare FI to address departmental comments (**Appendix I**).

3. **Planning Department's Views**

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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	Letter dated 2.8.2024 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
AUGUST 2024**

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/SK-HC/353
(for 2nd Deferment)

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- Site** : Lots 325 RP and 505 in D.D. 210 and Adjoining Government Land (GL),
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- Site Area** : About 2,688m² (including about 1,769m² (about 66%) of GL)
- Lease** : (a) Lot 325 RP in D.D. 210: Old Schedule Agricultural Lot held under
Block Government Lease
(b) Lot 505 in D.D. 210 held under New Grant No. 3985 (for agriculture
purpose only)
- Plan** : Approved Ho Chung Outline Zoning Plan No. S/SK-HC/11
- Zonings** : “Residential (Group E)”, “Green Belt” and an area shown as ‘Road’
- Application** : Temporary Open Storage of Construction Material and Warehouse for a
Period of Three Years

1. Background

- 1.1 On 22.4.2024, the applicant submitted the current application to seek planning permission for temporary open storage of construction material and warehouse for a period of three years at the application site (**Plan A-1**).
- 1.2 On 21.6.2024, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months, as requested by the applicant, to allow time for preparation of Further Information (FI) to address departmental comments.
- 1.3 On 3.7.2024 and 2.8.2024, the applicant submitted FIs to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

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- 3.1 The Planning Department has no objection to the request for the second 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, 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.
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4. Decision Sought

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5. Attachments

Appendix I	Letter dated 2.8.2024 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
AUGUST 2024**

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/SK-HC/353
(for 2nd Deferment)

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purpose only)
- Plan** : Approved Ho Chung Outline Zoning Plan No. S/SK-HC/11
- Zonings** : “Residential (Group E)”, “Green Belt” and an area shown as ‘Road’
- Application** : Temporary Open Storage of Construction Material and Warehouse for a
Period of Three Years

1. Background

- 1.1 On 22.4.2024, the applicant submitted the current application to seek planning permission for temporary open storage of construction material and warehouse for a period of three years at the application site (**Plan A-1**).
- 1.2 On 21.6.2024, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months, as requested by the applicant, to allow time for preparation of Further Information (FI) to address departmental comments.
- 1.3 On 3.7.2024 and 2.8.2024, the applicant submitted FIs to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

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5. **Attachments**

Appendix I	Letter dated 2.8.2024 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
AUGUST 2024**

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/SK-HC/353
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- Site Area** : About 2,688m² (including about 1,769m² (about 66%) of GL)
- Lease** : (a) Lot 325 RP in D.D. 210: Old Schedule Agricultural Lot held under
Block Government Lease
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- Zonings** : “Residential (Group E)”, “Green Belt” and an area shown as ‘Road’
- Application** : Temporary Open Storage of Construction Material and Warehouse for a
Period of Three Years

1. Background

- 1.1 On 22.4.2024, the applicant submitted the current application to seek planning permission for temporary open storage of construction material and warehouse for a period of three years at the application site (**Plan A-1**).
- 1.2 On 21.6.2024, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months, as requested by the applicant, to allow time for preparation of Further Information (FI) to address departmental comments.
- 1.3 On 3.7.2024 and 2.8.2024, the applicant submitted FIs to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

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5. **Attachments**

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Plan A-1	Location Plan

**PLANNING DEPARTMENT
AUGUST 2024**

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/SK-HC/353
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- Zonings** : “Residential (Group E)”, “Green Belt” and an area shown as ‘Road’
- Application** : Temporary Open Storage of Construction Material and Warehouse for a
Period of Three Years

1. Background

- 1.1 On 22.4.2024, the applicant submitted the current application to seek planning permission for temporary open storage of construction material and warehouse for a period of three years at the application site (**Plan A-1**).
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5. **Attachments**

Appendix I	Letter dated 2.8.2024 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
AUGUST 2024**