

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TM-SKW/126
(for 1st Deferment)

- Applicant** : Mr. MAN Cheung-lam represented by Mr. HUI Kwan-ye
- Site** : Lots 301, 303 S.A, 303 S.B, 309 (Part), 310 S.C (Part) in D.D. 385 and Adjoining Government Land (GL), Tai Lam Chung, Tuen Mun, New Territories
- Site Area** : About 1,228m² (including Government Land of about 448m² (about 36.5%))
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved So Kwun Wat Outline Zoning Plan (OZP) No. S/TM-SKW/15
- Zoning** : “Village Type Development Zone” (“V”) (about 96%)
[Restricted to a maximum building height (BH) of 3 storeys (8.23m)]
- “Green Belt” (“GB”) (about 3.6%)
- “Comprehensive Development Area” (“CDA”) (about 0.4%)¹
[Restricted to a maximum total gross floor area of 105,990m² and a maximum BH of 18 storeys (70mPD)]
- Application** : Temporary Open Storage of Construction Materials for a Period of 3 Years

1. Background

On 13.5.2024, the applicant sought planning permission to use the application site (the Site) for temporary open storage of construction materials for a period of three years (**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 21.6.2024, 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

¹ Regarded as minor boundary adjustment allowed under the covering Notes of the OZP.

to allow time to prepare 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 for the Committee's consideration at the next meeting.

5. Attachments

Appendix I Letter dated 21.6.2024 from the applicant's representative

Plan A-1 Location Plan

**PLANNING DEPARTMENT
JULY 2024**