

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

**APPLICATION NO. A/TM-SKW/126**  
***(for 2<sup>nd</sup> Deferment)***

- Applicant** : Mr. MAN Cheung-lam represented by Mr. HUI Kwan-yee
- 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 1,228m<sup>2</sup> (including Government Land of about 448m<sup>2</sup> (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” (“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%)<sup>1</sup>  
*[Restricted to a maximum total gross floor area of 105,990m<sup>2</sup> and a maximum BH of 18 storeys (70mPD)]*
- Application** : Temporary Open Storage of Construction Materials for a Period of 3 Years

**1. Background**

- 1.1 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**).
- 1.2 On 5.7.2024, 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 a period of two months, as requested by the applicant, to allow time to prepare further information (FI) to address departmental comments. On 5.9.2024, the applicant submitted FI to address departmental comments.

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<sup>1</sup> Regarded as minor boundary adjustment allowed under the covering Notes of the OZP.

## **2. Request for Deferment**

On 8.10.2024, 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 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 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 for the Committee's consideration at the next meeting.

## **5. Attachments**

**Appendix I**  
**Plan A-1**

Letter dated 8.10.2024 from the applicant's representative  
Location Plan

**PLANNING DEPARTMENT**  
**OCTOBER 2024**