

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TM-SKW/130

(for 2nd Deferment)

- Applicants** : WU Koon Fuk (胡觀福), WO Chi On (胡志安), WU Yuk Kwong (胡玉光) (Managers of Wu Tai Tak Tong (胡大德堂)), and WU Yuk Choi (胡毓才), WU Tin Kau (胡天球), WU Yuk Chuen (胡玉全), WU Yat Ping (胡日平) and WO Kon Kau (胡干球) (Managers of Wu Ting Kun Tso (胡廷冠祖)) represented by HUI Kwan Yee (許軍兒)
- Site** : Lots 194, 195, 197, 198 and 209 in D.D. 385, Tai Lam Chung, Tuen Mun, New Territories
- Site Area** : About 3,031.41m²
- 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”
[Restricted to a maximum building height of 3 storeys (8.23m)]
- Application** : Temporary Open Storage of Construction Materials for a Period of 3 Years

1. Background

- 1.1 On 10.9.2024, the applicants sought planning permission for temporary open storage of construction materials for a period of three years at the application site (**Plan A-1**).
- 1.2 On 8.11.2024, 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 applicants, to allow time to prepare further information (FI) to address departmental comments. On 11.11.2024, 27.11.2024 and 31.12.2024, the applicants submitted FIs to address departmental comments.

2. Request for Deferment

On 3.1.2025, the applicants' 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 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 applicants 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 applicants. If the FI submitted by the applicants 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 applicants 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 applicants' 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

Email dated 3.1.2025 from the applicants' representative
Location Plan

PLANNING DEPARTMENT
JANUARY 2025