

RNTPC Paper No. A/TM/587
For Consideration by
the Rural and New Town
Planning Committee
on 8.9.2023

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TM/587
(for 1st Deferment)

- Applicant** : 黃寶玲
- Premises** : Unit 4, 18/F, Block A, Hang Wai Industrial Centre, 6 Kin Tai Street, Tuen Mun, New Territories
- Floor Area** : About 357m²
- Lease** : Tuen Mun Town Lot (TMTL) No. 114 held under New Grant No. 2232
- Restricted to industrial and/or godown purposes (excluding offensive trades)
- Subject to a maximum plot ratio (PR) of 9.5 for building with height exceeding 120ft
- Plan** : Approved Tuen Mun Outline Zoning Plan (OZP) No. S/TM/37
- Zoning** : “Other Specified Uses” annotated “Business” (“OU(B)”) *[Restricted to a maximum PR of 9.5 (including not more than a PR of 1.0 for ‘Shop and Services’ and ‘Eating Place’) and a maximum building height (BH) of 100mPD, or the PR/BH of the existing building, whichever is the greater]*
- Application** : Proposed Temporary Industrial Use (Recycling Facilities for Scrap Metals, Plastics, Electronics and Papers) for a Period of 3 Years

1. Background

On 13.7.2023, the applicant sought planning permission to use the application premises (the Premises) for proposed temporary industrial use (recycling facilities for scrap metals, plastics, electronics and papers) 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 4.9.2023, the applicant 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 further information (FI) to address the Transport Department’s 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 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. 33A) 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 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 applications will be submitted for the Committee's consideration at the next meeting.

5. Attachments

Appendix I	Email dated 4.9.2023 from the applicant
Plan A-1	Location Plan

**PLANNING DEPARTMENT
SEPTEMBER 2023**