

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-LFS/561
(for 1st Deferment)

- Applicant** : Tin Shui Wai Greenfield Garden Company Limited represented by KTA Planning Limited
- Site** : Lots 2766 PR (Part), 2767 (Part), 2782, 2783, 2784, 2785 S.A, 2785 RP, 2787, 2828, 2829, 2830, 2831 (Part), 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841 S.A RP (Part), 2841 S.B RP (Part), 2843, 2845 RP (Part) in D.D.129 and adjoining Government Land (GL), Sha Kong Wai, Lau Fau Shan, Yuen Long, New Territories
- Site Area** : About 11,930m² (including GL of about 2m²)
- Lease** : (i) Block Government Lease (demised for agricultural use)
(about 99.99% of the Site)
(ii) Government Land (about 0.01% of the Site)
- Plan** : Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) No. S/YL-LFS/11
- Zonings** : “Green Belt” (“GB”) (about 87.3%)
“Village Type Development” (“V”) (about 12.7%)
[Restricted to a maximum building height of 3 storeys (8.23m)]
- Application** : Temporary Place of Recreation, Sports or Culture (Organic Farm, Barbecue Site, Education and Visitor Centre, Leisure Activity Area and Ancillary Facilities) and Filling of Land and Pond for a Period of 5 Years

1. Background

On 2.6.2025, the applicant sought planning permission for temporary place of recreation, sports or culture (organic farm, barbecue site, education and visitor centre, leisure activity area and ancillary facilities) for a period of 5 years with filling of land and ponds at the application site (the Site) (**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 18.7.2025, 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 additional

time for further liaison with relevant Government departments on the further information submission made on 14.7.2025 (**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. 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 can 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 application will be submitted to the Committee for consideration at the next meeting.

5. Attachments

Appendix I
Plan A-1

Email dated 18.7.2025 from the applicant
Location Plan

PLANNING DEPARTMENT
AUGUST 2025