

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TM-LTY Y/502
(for 2nd Deferment)

- Applicant** : Free Ocean Investments Limited represented by KTA Planning Limited
- Site** : Lots 531 RP, 532 S.D RP and 532 RP in D.D. 130 and Adjoining Government Land (GL), Lam Tei, Tuen Mun
- Site Area** : About 3,936.347 m² (including GL of about 3,287.847m² or 84%)
- Lease** : Block Government Lease (demised for agricultural use)
- Plans** : Approved Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTY Y/14 (LTY Y OZP) and Approved Tuen Mun OZP No. S/TM/41 (TM OZP) (currently in force)
- Draft Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTY Y/13 and Approved Tuen Mun Outline Zoning Plan No. S/TM/41 (at the time of submission)
- Zonings** : “Commercial” (“C”) (about 2,200.338m² or 55.9%) on LTY Y OZP
[Restricted to a maximum plot ratio (PR) of 3.6 and a maximum building height of 12 storeys including car park (36 m)]
- ‘Road’ (about 929.661m² or 23.6%) on LTY Y OZP
- ‘Road’ (about 456.897m² or 11.6%) on TM OZP
- ‘River Channel’ (about 349.451m² or 8.9%) on TM OZP
- [no change to the zonings for the application site]*
- Application** : Proposed Residential Development (Flat) with Shop and Services Use and Minor Relaxation of Plot Ratio (PR) and Building Height (BH) Restrictions

1. Background

- 1.1 On 9.12.2025, the applicant sought planning permission for proposed residential development (flat) with shop and services use and minor relaxation of PR and BH restrictions at the Site (**Plan A-1**).
- 1.2 On 27.3.2026 the Rural and New Town Planning Committee (the Committee) of the

Town Planning Board (the Board) agreed to defer a decision on the application for two months, as requested by the applicant, so as to allow time to prepare further information (FI) to address departmental comments.

- 1.3 On 2.4.2026 and 7.5.2026, the applicant's representative submitted FIs to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. **Request for Deferment**

On 18.5.2026, 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 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 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 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 period 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 to the Committee for consideration at the next meeting.

5. **Attachments**

Appendix I	Letter dated 18.5.2026 from the applicant's representative
Plan A-1	Location plan