

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

**APPLICATION NO. A/TM/586**  
***(for 2<sup>nd</sup> Deferment)***

- Applicant** : Golden Organise Limited represented by Masterplan Limited
- Site** : Tuen Mun Town Lot No. 238 S.A3 (Part), So Kwun Wat, Tuen Mun, New Territories
- Site Area** : About 9,471m<sup>2</sup>
- Lease** : Tuen Mun Town Lot (TMTL) No. 238 S.A3  
- Hotel development is permitted subject to the maximum GFA as stipulated in the New Grant No. 2607 and the modification letters
- Plan** : Draft Tuen Mun Outline Zoning Plan (OZP) No. S/TM/38 currently in force  
  
Approved Tuen Mun OZP No. S/TM/37 at the time of submission  
(The zoning and development restrictions for the application site remain unchanged on the current OZP)
- Zoning** : “Residential (Group B) 12” (“R(B)(12)”) *[Restricted to a maximum gross floor area (GFA) of 230,522m<sup>2</sup> and a maximum building height (BH) of 70mPD or the GFA and BH of the existing building, whichever is the greater.]*
- Application** : Proposed Hotel (Extension for an Ancillary Block for Facilities Including Shop and Services/Eating Place/Office/Place of Entertainment/Place of Recreation, Sports and Culture/Private Club)

**1. Background**

- 1.1. On 8.6.2023, the applicant sought planning permission to use the application site (the Site) for proposed hotel (extension for an ancillary block for facilities including shop and services/eating place/office/place of entertainment/place of recreation, sports and culture/private club) (**Plan A-1**).
- 1.2. On 28.7.2023, 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 two months, as requested by the applicant, to allow time to prepare further information (FI) to address departmental comments.

- 1.3. On 30.8.2023, the applicant submitted FI to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

## **2. Request for Deferment**

On 13.10.2023, 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 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 further submission 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, 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** Letter dated 13.10.2023 from the applicant's representative

**Plan A-1** Location Plan

**PLANNING DEPARTMENT  
OCTOBER 2023**