

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

**APPLICATION NO. A/TM/590**

*(for 2<sup>nd</sup> Deferment)*

- Applicant** : Edge Industrial Limited represented by R-riches Property Consultants Limited
- Site** : Lot 820 RP in D.D.132, Tuen Mun, New Territories
- Site Area** : 691 m<sup>2</sup> (about)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Draft Tuen Mun Outline Zoning Plan (OZP) No. S/TM/38
- Zoning** : “Village Type Development”  
*[Restricted to a maximum building height of 3 storeys (8.23m) or the height of the existing building, whichever is the greater]*
- Application** : Proposed Temporary Shop and Services and Eating Place for a Period of 6 Years

**1. Background**

- 1.1 On 8.2.2024, the applicant sought planning permission for proposed temporary shop and services and eating place for a period of six years at the application site (**Plan A-1**).
- 1.2 On 5.4.2024, 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 two months, as requested by the applicant, to allow time to prepare further information (FI) to address departmental comments. On 16.4.2024, the applicant submitted FI in support of the application. The application is scheduled for consideration by the Committee at this meeting.

**2. Request for Deferment**

On 28.5.2024, the applicant’s representative wrote to the Secretary of the Board again 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 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 of four months for preparation of the submission of FI. The second deferment should be the last deferment 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**

<b>Appendix I</b>	Letter dated 28.5.2024 from the applicant's representative
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
JUNE 2024**