

APPLICATION FOR AMENDMENT OF PLAN
UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. Y/NE-LT/2

(for 1st Deferment)

- Applicant** : Ocean Target Enterprises Limited and Gettenwood Company Limited represented by Masterplan Limited
- Site** : Various lots in D.D. 19 and adjoining Government land, Lam Tsuen, Tai Po, New Territories
- Site Area** : About 172,421 m² (including Government Land of about 16,794 m²)
- Lease** : (a) Block Government Lease (demised for agricultural/ house use) (about 155,627 m² or 90% of the Site)
(b) Government land (about 16,794m² or 10% of the Site)
- Plan** : Approved Lam Tsuen Outline Zoning Plan (OZP) No. S/NE-LT/11
- Zoning** : “Agriculture” (“AGR”)
- Proposed Amendment** : Rezoning from “AGR” to “Residential (Group C)” (“R(C)”) (Option 1) or “Other Specified Uses” (“OU”) annotated “Residential Development with Public Transport Interchange” (Option 2)

1. Background

- 1.1 On 15.11.2019, the applicants sought planning permission to rezone the application site (the Site) (**Plan Z-1**) from “AGR” to either “R(C)” (Option 1) or “OU” annotated “Residential Development with Public Transport Interchange” (Option 2) for a proposed residential development with a maximum plot ratio of 0.46, maximum site coverage of 20% and maximum building height of 4 storeys above one basement car park. The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) on 7.2.2020.
- 1.2 In light of the special work arrangement for government departments due to the novel coronavirus infection, the meeting originally scheduled for 7.2.2020 for consideration of the application has been rescheduled, and the Board has agreed to adjourn consideration of the application. The application is now scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 15.1.2020, the applicants' representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months so as to allow time for preparation of further information (FI) to address departmental comments (**Appendix I**).

3. Planning Department's Views

3.1 The Planning Department has no objection to the request for 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. 33) in that the applicants need more time to prepare FI in response to departmental comments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.

3.2 Should the Committee agree to defer a decision on the application, the application will be submitted to the Committee for consideration within three months upon receipt of further submission from the applicants. If the FI submitted by the applicants 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 applicants should be advised that the Committee has allowed 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 applicants' 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 15.1.2020 from the applicants' representative
Plan Z-1	Location Plan

**PLANNING DEPARTMENT
MARCH 2020**