

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TM/532
(for 1st deferment)

<u>Applicant</u>	Fill Year Ltd. And Heatex Ceramic Ltd. Represented by Llewelyn-Davies Hong Kong Ltd.
<u>Site</u>	Lots 398 RP, 406 RP, 407, 408 RP, 409, 410 RP, 411 RP, 412 S.B, 412 RP, 413, 442 RP, 443 RP, 444, 445 S.A, 445 RP, 446 S.A, 446 RP, 447, 448, 449, 450, 451, 453(part), 454, 455, 456, 457, 458, 459(part), 462(part), 464 RP and 466 RP in D.D. 374 and Lots 248 RP, 249 S.A RP, 249 S.B, 250 RP, 251, 253(part), 255 RP(part) in D.D. 375 and adjoining Government land, So Kwun Wat, Area 56, Tuen Mun
<u>Site Area</u>	About 22,165m ² (including about 5,699m ² of Government land)
<u>Land Status</u>	Block Government Lease (demised for agricultural use)
<u>Plan</u>	Draft Tuen Mun Outline Zoning Plan (OZP) No. S/TM/34
<u>Zoning</u>	“Comprehensive Development Area (3)” (“CDA(3)”) [<i>Restricted to a maximum plot ratio (PR) of 2.6 and a maximum building height (BH) of 79mPD</i>]
<u>Application</u>	Proposed Comprehensive Residential Development

1. Background

- 1.1 The application site (the Site) (**Plan A-1a**) was the subject of a s.12A application (No. Y/TM/16) submitted by the same applicant for rezoning the site from “CDA” to “CDA(3)” to increase the development intensity of the Site for a comprehensive residential development with PR of 2.6 from 1.3 and maximum BH of 79mPD. Application No. Y/TM/16 was agreed by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) on 4.9.2015.
- 1.2 On 3.11.2017, the draft Tuen Mun OZP No. S/TM/34 (the draft OZP) incorporating amendments mainly for rezoning 6 sites for housing purpose and other amendments including rezoning the Site to “CDA(3)” to reflect the Committee’s decision on the s.12A Application No. Y/TM/16 was gazetted on 3.11.2017 (**Plan A-1b**). During the exhibition period of the draft OZP, a total of 4,409 valid

representations and 2,859 valid comments were received. Amongst them, 312 representations and 516 comments object to the above “CDA(3)” zone. Hearing of the representations and comments by the Board was conducted on 2.8.2018, 6.8.2018, 7.8.2018 and 8.8.2018 and the deliberation session is tentatively scheduled to be held on 26.10.2018.

- 1.3 On 24.8.2018, the applicant submitted a Master Layout Plan to the Board under Section 4A(2) of the Town Planning Ordinance for a comprehensive residential development with PR of 2.6 and maximum BH of 79mPD at the Site. The application is scheduled for consideration by the Committee at this meeting.

2. Planning Department’s Views

- 2.1 According to the Town Planning Board Guidelines on Deferment of Decision on Representations, Comments, Further Representations and Applications made under the Town Planning Board Ordinance (TPB PG-No. 33), a decision on a s.16 application should be deferred if the application site is still subject to outstanding adverse representations yet to be submitted to Chief Executive in Council (CE in C) for consideration and the substance of the representations is relevant to the subject application. As such, it is recommended to defer a decision on the subject application as the “CDA(3)” zoning of the Site is subject to adverse representations, and the draft OZP and the representations have yet to be submitted to CE in C for consideration.
- 2.2 Should the Committee decide to defer consideration of the subject application, the application will be submitted to the Committee for consideration after CE in C considered the draft OZP and the representations.

3. Decision Sought

The Committee is invited to consider whether or not to defer a decision on the application as recommended by the Planning Department.

4. Attachment

Plan A-1a	Location Plan (on approved Tuen Mun OZP No. S/TM/33)
Plan A-1b	Location Plan (on draft Tuen Mun OZP No. S/TM/34)

**PLANNING DEPARTMENT
OCTOBER 2018**