

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

**APPLICATION NO. Y/TM-LTYYY/8**  
***(for 1st Deferment)***

- Applicant** : Join Smart Limited represented by Masterplan Limited
- Plan** : Approved Lam Tei and Yick Yuen Outline Zoning Plan (OZP) No. S/TM-LTYYY/10  
and  
Approved Tuen Mun OZP No. S/TM/35
- Application Site** : Lots 212 RP, 232, 233, 234, 235, 236 RP, 237, 238, 239, 243, 244, 245, 246 RP, 246 S.A, 246 S.B, 247, 365 RP, 366, 367 and 368 RP in D.D. 130 and Adjoining Government Land, Lam Tei, Tuen Mun, New Territories
- Site Area** : About 21,333 m<sup>2</sup> (including about 1,344m<sup>2</sup> government land)
- Lease** : (a) Lot 368 RP in D.D. 130: held under Tai Po New Grant No. 5324 (lease conditions not found)  
(b) Remaining lots: Block Government Lease (demised for agricultural purposes)
- Zoning** : (i) “Residential (Group E)” (“R(E)”) (91.4%) on Lam Tei and Yick Yuen OZP  
[restricted to a maximum plot ratio of 1, a maximum site coverage of 40% and a maximum building height of 4 storeys over single-storey car park (15m) except ‘New Territories Exempted House’ (‘NTEH’)]  
(ii) “Residential (Group E)1” (“R(E)1”) (7.8%) on Tuen Mun OZP  
[restricted to a maximum plot ratio of 1, a maximum site coverage of 40% and a maximum building height of 5 storeys including a one-storey car park except ‘NTEH’]  
(iii) Area shown as ‘Road’ (0.8%) on Tuen Mun OZP
- Proposed Amendment** : To rezone the application site from “Residential (Group E)”, “Residential (Group E)1” and an area shown as ‘Road’ to “Residential (Group A)”

**1. The Proposal**

On 21.8.2019, the applicant submitted an application to rezone the application site from “Residential (Group E)” (“R(E)”) on the approved Lam Tei and Yick Yuen OZP No. S/TM-LTYYY/10 and “Residential (Group E) 1” (“R(E)1”) and an area shown as ‘Road’

on the approved Tuen Mun OZP No. S/TM/35 to “Residential (Group A)” (“R(A)”) with a plot ratio of 6 for a private residential development (**Plan Z-1**). The application was originally scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting.

## **2. Request for Deferment**

On 21.10.2019, 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 so as to allow time for preparation of further information to address the comments of relevant government departments (**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 meet 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 applicant needs more time to address 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 FI from the applicant. If the FI submitted by the applicant 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 applicant should be advised that the Committee has allowed a period of 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 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 21.10.2019 from the applicant’s representative
<b>Plan Z-1</b>	Location Plan