

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

**APPLICATION NO. Y/TM-LTYYY/9**  
*(for 2nd Deferment)*

- Applicant** : Wing Mau Tea House Limited represented by Kenneth To & Associates Ltd.
- Plan** : Approved Lam Tei and Yick Yuen Outline Zoning Plan (OZP) No. S/TM-LTYYY/10
- Application Site** : Lots 523 RP, 714 RP, 718 RP, 719 RP, 721 RP, 722 RP, 723 RP, 724 RP and 725 in D.D. 130 and adjoining Government Land (GL), Lam Tei, Tuen Mun, New Territories
- Site Area** : About 8,165 m<sup>2</sup> (including GL of about 1,164 m<sup>2</sup> (about 14.3%))
- Lease** : (a) Lot 725 in D.D. 130: New Grant No. 293  
(b) Remaining lots: Block Government Lease (demised for agricultural purposes)
- Zoning** : “Residential (Group B) 1” (“R(B)1”)  
[restricted to a maximum plot ratio of 1.0, a maximum site coverage of 40% and a maximum building height of 4 storeys over single-storey car park (15m)]
- Proposed Amendment** : To rezone the application site from “R(B)1” to “Residential (Group B) 4” (“R(B)4”) and to amend the Notes of the zone applicable to the Site

**1. Background**

- 1.1 On 20.12.2019, the applicant submitted an application to rezone the application site (the Site) from “R(B)1” to “R(B)4” and to amend the Notes of the zone applicable to the Site (**Plan Z-1**).
- 1.2 On 20.3.2020, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer a decision on the application, as requested by the applicant, to allow time for the applicant to prepare further information (FI) to address departmental comments. After the last deferment, the applicant submitted FI on 20.5.2020, 9.7.2020, 14.8.2020 and 6.10.2020 providing responses to departmental comments and revised technical assessment reports. The application is scheduled for consideration by the Committee at this meeting.

## 2. **Request for Deferment**

On 23.11.2020, 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 to address comments from the Water Supplies Department (WSD) on the Water Supply Impact Assessment (WSIA) (**Appendix I**).

## 3. **Planning Department's Views**

3.1 The application has been deferred once for two months at the request of the applicant to allow more time to address departmental comments. Since the last deferment, the applicant has submitted FI providing responses to departmental comments and revised technical assessment reports. The applicant needs more time to address comments from WSD on WSIA.

3.2 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.

3.3 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. Since it is the second deferment of the application, the applicant should be advised that the Board 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 application will be submitted to the Committee for consideration at the next meeting.

## 5. **Attachments**

**Appendix I**                      Letter dated 23.11.2020 from the applicant's representative

**Plan Z-1**                         Location Plan