

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

APPLICATION NO. Y/TM-LTY Y/12

(for 1st Deferment)

- Applicants** : Cyber Epoch Holdings Limited & Glory Day Development Limited
represented by DeSPACE (International) Limited
- Site** : Lot 827 RP in D.D. 130 and Adjoining Government Land (GL), Lam Tei,
Tuen Mun
- Site Area** : About 1,694m² (including GL of about 89m² or 5.3%)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTY Y/14
(the OZP)
- Zonings** : “Residential (Group C)” (“R(C)”) (about 1,690 m² or 99.8%)
*[Restricted to a maximum plot ratio (PR) of 0.4 and a maximum building
height (BH) of 3 storeys (9m)]*
- “Residential (Group D)” (“R(D)”) (about 4 m² or 0.2%)
[Restricted to a maximum PR of 0.2 and a maximum BH of 2 storeys (6m)]
- Proposed
Amendment** : To rezone the application site from “R(C)” and “R(D)” to “Government,
Institution or Community (2)” (“G/IC(2)”)

1. Background

- 1.1 On 30.4.2026, the applicants sought planning permission to rezone the application site from “R(C)” and “R(D)” to “G/IC(2)” (**Plan Z-1**) to facilitate a proposed social welfare facility (residential care home for persons with disabilities).
- 1.2 On 3.6.2026 and 29.6.2026, the applicants submitted further information (FIs) to address departmental comments. The application is 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 8.7.2026, 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 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 first 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. 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 period of two months for preparation of the 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 8.7.2026 from the applicants' representative
Plan Z-1	Location plan

**PLANNING DEPARTMENT
AUGUST 2026**