

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TM-LTYT/426

(for 1st Deferment)

<u>Applicant</u>	: Free Ocean Investments Limited represented by PlanPlus Consultancy Limited
<u>Site</u>	: Lots 531 RP, 532 S.D RP and 532 RP in D.D. 130 and Adjoining Government Land (GL), Lam Tei, Tuen Mun, New Territories
<u>Site Area</u>	: 1,569.02 m ² (about) (including GL of about 987 m ² or 62.9%)
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Draft Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTYT/11
<u>Zoning</u>	: “Commercial” (“C”) <i>[Restricted to a maximum plot ratio (PR) of 3.6 and a maximum building height (BH) of 12 storeys including car park (36 m)]</i>
<u>Application</u>	: Proposed Minor Relaxation of PR and BH Restrictions for Residential Development with Shop and Services Use

1. Background

On 5.5.2022, the applicant sought planning permission for proposed minor relaxation of PR and BH restrictions for residential development with shop and services use at the application site (the Site) (**Plan A-1**). 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 10.6.2022, 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 in order 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 the first deferment as the justifications for deferment meet the criteria 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. 33A) 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 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 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 from the applicant's representative dated 10.6.2022
Plan A-1	Location Plan

**PLANNING DEPARTMENT
JUNE 2022**