

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

**APPLICATION NO. Y/NE-LYT/16**

*(for 2<sup>nd</sup> Deferment)*

<b><u>Applicant</u></b>	:	Carlton Furniture Company, Limited represented by Aikon Development Consultancy Limited
<b><u>Site</u></b>	:	Various Lots in D.D. 83 and Adjoining Government Land (GL), Lung Yeuk Tau, Fanling, New Territories
<b><u>Site Area</u></b>	:	About 22,445m <sup>2</sup> (including GL of about 1,358m <sup>2</sup> , or 6.1% of the Site)
<b><u>Lease</u></b>	:	Block Government Lease (demised for agricultural use)
<b><u>Plan</u></b>	:	Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan (OZP) No. S/NE-LYT/19
<b><u>Zonings</u></b>	:	“Residential (Group C)” (“R(C)”) (about 20,435 m <sup>2</sup> or 91%) [restricted to maximum plot ratio (PR) of 0.2 and a maximum building height (BH) of 2 storeys (6m)]  “Agriculture” (“AGR”) (about 2,010m <sup>2</sup> or 9%)
<b><u>Proposed Amendment</u></b>	:	To rezone the application site from “R(C)” and “AGR” to “Residential (Group A)2” (“R(A)2”)

**1. Background**

- 1.1 On 16.2.2023, the applicant submitted the current application to rezone the application site (the Site) from “R(C)” and “AGR” to “R(A)2” and to amend the respective Notes of the OZP to facilitate a residential development (**Plan Z-1**).
- 1.2 On 8.11.2024, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months, as requested by the applicant, to allow time for preparation of further information (FI) to address departmental comments.
- 1.3 On 3.1.2025, the applicant submitted FI to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

## **2. Request for Deferment**

On 10.3.2025, 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 prepare FI to address the departmental comments (**Appendix I**).

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

3.1 The Planning Department has no objection to the request for the second deferment as the justifications 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. 33A)<sup>1</sup> 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 three 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 total of four months for preparation of the submission of FI. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

## **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 for the Committee's consideration at the next meeting.

## **5. Attachments**

<b>Appendix I</b>	Letter dated 10.3.2025 from the applicant's representative
<b>Plan Z-1</b>	Location Plan

**PLANNING DEPARTMENT  
MARCH 2025**

---

<sup>1</sup> TPB PG-No. 33A is applicable to this application which was received before the promulgation of the revised guidelines TPB PG-No. 33B on 1.9.2023.