

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

**APPLICATION NO. Y/TM-LTYT/10**  
***(for 1<sup>st</sup> Deferment)***

- Applicant** : Shine Wheel Limited represented by Ove Arup & Partners HK Limited
- Site** : Lots 220 RP and 221 in D.D.130, San Hing Road, San Hing Tsuen, Tuen Mun, New Territories
- Site Area** : About 2,255 m<sup>2</sup>
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Lam Tei and Yick Yuen Outline Zoning Plan (OZP) No. S/TM-LTYT/12  
(currently in force)  
[no change in zoning on the OZP]  
  
Draft Lam Tei and Yick Yuen OZP No. S/TM-LTYT/11  
(at the time of submission)
- Zoning** : (i) "Residential (Group E)" ("R(E)") (about 93% of the Site); and  
*[Restricted to a maximum plot ratio (PR) of 1.0, a maximum site coverage (SC) of 40% and a maximum building height (BH) of 4 storeys over single-storey car park (15m)]*  
  
(ii) "Village Type Development" ("V") (about 7% of the Site)  
*[Restricted to a maximum BH of 3 storeys (8.23m)]*
- Proposed Amendment** : To rezone the application site from "Residential (Group E)" and "Village Type Development" to "Residential (Group A) 1" ("R(A)1")

**1. Background**

- 1.1 On 24.11.2021, the applicant sought planning permission to rezone the application site (the Site) from "R(E)" and "V" to "R(A)1" and amend the Notes of the zone applicable to the Site (**Plan Z-1**).
- 1.2 On 28.1.2022, 8.4.2022, 10.6.2022, 12.8.2022, 26.8.2022, 29.9.2022, 25.10.2022, 19.12.2022 and 30.12.2022, the applicant submitted further information (FIs) in response to departmental comments. The application is scheduled for consideration by the Committee of the Town Planning Board (the Board) at this meeting.

## 2. **Departmental Views**

The Transport Department (TD) requires more time to review and comment on the FIs. In the absence of comments from TD on the traffic impact of the application, it is premature for the Planning Department (PlanD) to make recommendations and for the Committee of the Board to consider the subject application.

## 3. **Request for Deferment**

- 3.1 In view of the reason as stated in paragraph 2 above, PlanD requests the Committee to defer making a decision on the subject application for further two months so as to allow time for TD to provide comments on the FIs. 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) in that more time is required for relevant government bureaux/departments to address the outstanding issues, 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 making a decision on the application, the application will be submitted to the Committee for consideration within three months.

## 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. **Attachment**

**Plan Z-1**

Location plan

**PLANNING DEPARTMENT  
JANUARY 2023**