

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

APPLICATION NO. Y/TM-LTTY/11
(for 1st Deferment)

<u>Applicant</u>	: Wing Mau Tea House Limited represented by KTA Planning Limited
<u>Site</u>	: 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
<u>Site Area</u>	: About 9,300 m ² (including GL of about 2,967 m ² or 32%)
<u>Lease</u>	: (a) Lot 725 in D.D. 130: New Grant No. 293 (b) Remaining lots: Block Government Lease (demised for agricultural purposes)
<u>Plan</u>	: Approved Lam Tei and Yick Yuen Outline Zoning Plan (OZP) No. S/TM-LTTY/12
<u>Zoning</u>	: “Residential (Group B) 1” (“R(B)1”) <i>[restricted to a maximum plot ratio (PR) of 1.0, a maximum site coverage of 40% and a maximum building height (BH) of 4 storeys over single-storey car park (15m)]</i>
<u>Proposed Amendment</u>	: To rezone the application site from “R(B)1” to “Residential (Group B) 4” (“R(B)4”) for medium-density housing development to include a footpath for public use and to amend the Notes of the zone applicable to the site

1. Background

1.1 On 1.2.2024, the applicant sought planning permission to rezone the application site (the Site) from “R(B)1” to “R(B)4” for medium-density housing development to include a footpath for public use and to amend the Notes of the zone applicable to the Site (**Plan Z-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 10.5.2024, 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, 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 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

Appendix I
Plan Z-1

Email dated 10.5.2024 from the applicant's representative
Location plan

PLANNING DEPARTMENT
MAY 2024