

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

APPLICATION NO. Y/TM-LTTY/11
(for 2nd 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 9,300m ² (including GL of about 2,967m 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 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**).
- 1.2 On 24.5.2024, 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 to prepare further information (FI) to address departmental comments.
- 1.3 On 11.6.2024 and 24.7.2024, the applicant submitted FIs in support of the application. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 9.9.2024, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer the consideration of 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 second 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 applicant needs more time to prepare FI to address departmental comments, the deferment is not indefinite and the deferment would not affect the interests of other relevant parties.
- 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 total period 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 to the Committee for consideration at the next meeting.

5. Attachment

Appendix I	Letter dated 9.9.2024 from the applicant's representative
Plan Z-1	Location plan

**PLANNING DEPARTMENT
SEPTEMBER 2024**