

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

**APPLICATION NO. Y/TM/29**  
***(for 1<sup>st</sup> Deferment)***

- Applicant** : Winjoy Limited represented by Llewelyn-Davies Hong Kong Limited
- Application Site** : Various lots in D.D. 374 and adjoining Government Land (GL), So Kwun Wat, Tuen Mun, New Territories
- Site Area** : About 22,009m<sup>2</sup> (including GL of about 10,333m<sup>2</sup> or 46.9%)
- Lease** : Block Government Lease (demised for agricultural use) except one held under New Grant Lot No. TM2264 (building lot for non-industrial purposes)
- Plan** : Draft Tuen Mun Outline Zoning Plan (OZP) No. S/TM/38 currently in force
- Draft Tuen Mun OZP No. S/TM/36 at the time of submission  
(The zonings and development restrictions of the application site remain unchanged on the current OZP)
- Zonings** : “Residential (Group B)” (“R(B)”) (about 96.8%)  
*[Restricted to a maximum plot ratio (PR) of 1.3 and a maximum building height (BH) of 10 storeys (excluding basement floor(s))]*
- “Residential (Group B)14” (“R(B)14”) (about 1.2%)  
*[Restricted to a maximum domestic gross floor area (GFA) of 95,180m<sup>2</sup>, a maximum non-domestic GFA of 2,000m<sup>2</sup> and maximum BHs of 70mPD in the southern portion and 85mPD in the northern portion]*
- “Government, Institution or Community” (“G/IC”) (about 2%)  
*[Restricted to maximum BHs of 3 storeys and 8 storeys (excluding basement floor(s))]*
- Proposed Amendment** : To rezone the application site from “R(B)”, “R(B)14” and “G/IC” to “Residential (Group B)21” (“R(B)21”)  
*[Restricted to a maximum PR of 2.4 and a maximum BH of 85mPD]*

**1. Background**

On 12.8.2022, the applicant submitted the s.12A application to rezone the application site from mainly “R(B)” (about 96.8%) with minor portions encroaching onto “R(B)14” (about 1.2%) and “G/IC” zones (about 2%) to “R(B)21” to facilitate a proposed medium-density residential development with social welfare facility (**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 15.11.2023, 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 to prepare further information (FI) to address public 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 justification for deferment meets 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 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 period of two months for preparation of 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 for the Committee’s consideration at the next meeting.

**5. Attachments**

<b>Appendix I</b>	Letter dated 15.11.2023 from the applicant’s representative
<b>Plan Z-1</b>	Location Plan

**PLANNING DEPARTMENT  
DECEMBER 2023**