

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

APPLICATION NO. Y/TM/31
(for 1st Deferment)

<u>Applicant</u>	:	King Brave Limited represented by Lawson David & Sung Surveyors Limited
<u>Application Site</u>	:	Tuen Mun Town Lot (TMTL) 550, Tuen Mun, New Territories
<u>Site Area</u>	:	About 1,852m ²
<u>Lease</u>	:	TMTL 550 under New Grant No. 22878 <ul style="list-style-type: none">- User: a holiday camp of not more than 14 guest rooms- Maximum gross floor area: 739m²- Maximum building height (BH): not exceeding 37.9mPD- Maximum number of storeys: not exceeding 2 storeys including any floor or space below the level of the ground
<u>Plan</u>	:	Approved Tuen Mun Outline Zoning Plan (OZP) No. S/TM/37
<u>Zoning</u>	:	“Recreation” (“REC”) <ul style="list-style-type: none">- Restricted to a maximum plot ratio (PR) of 0.4, a maximum site coverage of 20% and a maximum BH of 2 storeys- For residential development: restricted to a maximum PR of 0.2 and a maximum BH of 2 storeys
<u>Proposed Amendment</u>	:	To rezone the application site from “REC” to “Residential (Group C)” (“R(C)”) subject to a maximum PR of 0.4 and a maximum BH of 2 storeys

1. Background

On 24.5.2023, the applicant submitted the current application to rezone the application site (the Site) from “REC” to “R(C)” to facilitate a proposed private residential development of three 2-storey houses with a total PR of 0.4 (**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 14.7.2023, 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 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 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

Appendix I	Letter dated 14.7.2023 from the applicant's representative
Plan Z-1	Location Plan

**PLANNING DEPARTMENT
AUGUST 2023**