

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

**APPLICATION NO. Y/YL-LFS/12**  
***(for 4<sup>th</sup> Deferment)***

- Applicant** : New Magnificent Limited represented by Llewelyn-Davies Hong Kong Ltd.
- Site** : Various Lots in D.D. 129 and Adjoining Government Land (GL), Lau Fau Shan, Yuen Long, New Territories
- Site Area** : About 51,619m<sup>2</sup> (including 11,368m<sup>2</sup> of GL (about 22%))
- Lease** : Block Government Lease (demised for agricultural purposes)
- Plans** : Draft Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) No. S/YL-LFS/10 and Draft Tin Shui Wai OZP No. S/TSW/15 (at the time of submission)
- Approved Lau Fau Shan and Tsim Bei Tsui OZP No. S/YL-LFS/11 and Approved Tin Shui Wai OZP No. S/TSW/16 (currently in force)
- Zonings** : (i) “Green Belt” (“GB”) (about 96% of the Site); and  
(ii) “Open Space (1)” (“O(1)”) (about 4% of the Site)  
(no change in the zonings under current OZP)
- Proposed Amendments** : To rezone the application site from “GB” to “Residential (Group A)1” (“R(A)1”) on the Lau Fau Shan and Tsim Bei Tsui OZP and from “O(1)” to “Residential (Group A)2” (“R(A)2”) and an area shown as ‘Road’ on the Tin Shui Wai OZP

**1. Background**

- 1.1 On 17.6.2021, the applicant’s representative submitted the application to rezone the application site (the Site) from “GB” to “R(A)1” on the Lau Fau Shan and Tsim Bei Tsui OZP and from “O(1)” to “R(A)2” and an area shown as ‘Road’ on the Tin Shui Wai OZP to facilitate a proposed residential development (**Plan Z-1**).
- 1.2 On 23.12.2022, 19.5.2023 and 13.10.2023, 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 each, as requested by the applicant’s representative, to allow time to prepare further information (FI) to address departmental comments. On 15.12.2023, the applicant’s representative

submitted FI in support of the application. The application is scheduled for consideration by the Committee at this meeting.

## **2. Request for Deferment**

On 1.3.2024, the applicant's representative wrote to the Secretary of the Board again and requested the Board to defer making a decision on the application for two months in order to allow more time to prepare FI to address departmental comments and to review the latest planning context of the Site and its surrounding area as reflected in the Legislative Council Paper<sup>1</sup> regarding the development proposal of Lau Fau Shan/Tsim Bei Tsui/Pak Nai area discussed at the Panel on Development on 27.2.2024 (**Appendix I**).

## **3. Planning Department's Views**

- 3.1 The Planning Department has no objection to the request for the fourth deferment as the justifications for deferment meet the criteria 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<sup>2</sup>) 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 can 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 eight months for preparation of submission of FI, 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 for the Committee's consideration at the next meeting.

## **5. Attachments**

<b>Appendix I</b>	Letter received on 1.3.2024 from the applicant's representative
<b>Plan Z-1</b>	Location Plan

**PLANNING DEPARTMENT  
MARCH 2024**

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<sup>1</sup> LC Paper No. CB(1)228/2024(03)

<sup>2</sup> TPB PG-No. 33A is applicable to this application as it was received before the promulgation of the revised guidelines TPB PG-No. 33B on 1.9.2023.