

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

**APPLICATION NO. Y/YL-LFS/13**  
***(for 2<sup>nd</sup> Deferment)***

- Applicant** : New Magnificent Limited represented by Llewelyn-Davies Hong Kong Ltd.
- Site** : Lots 1595, 1597, 1598, 1599, 1600 and 1601 (Part) in D.D. 129 and Adjoining Government Land (GL), Lau Fau Shan, Yuen Long, New Territories
- Site Area** : About 12,742m<sup>2</sup> (including 1,435m<sup>2</sup> of GL (about 11%))
- 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 97.7% of the Site); and  
(ii) “Open Space (1)” (“O(1)”) (about 2.3% of the Site)  
(no change in the zonings of the Site under the current OZPs)
- Proposed Amendments** : To rezone the application site from “GB” to “Residential (Group B)” (“R(B)”) on the Lau Fau Shan and Tsim Bei Tsui OZP, and from “O(1)” to “Residential (Group B)3” (“R(B)3”) on the Tin Shui Wai OZP

**1. Background**

- 1.1 On 6.10.2021, the applicant’s representative submitted the application to rezone the application site (the Site) from “GB” to “R(B)” on the Lau Fau Shan and Tsim Bei Tsui OZP and from “O(1)” to “R(B)3” on the Tin Shui Wai OZP to facilitate a proposed residential development (**Plan Z-1**).
- 1.2 On 13.1.2023, 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, as requested by the applicant’s representative, to allow time to prepare further information (FI) to address departmental comments. On 27.2.2023, the applicant’s representative submitted FI to substantiate the application. The application is scheduled for consideration by the Committee at this meeting.

## **2. Request for Deferment**

On 12.5.2023, 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 more time to further review the latest changing planning context in the vicinity of the Site and to response to 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, 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 departmental comments.
- 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 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 for the Committee's consideration at the next meeting.

## **5. Attachments**

**Appendix I**  
**Plan Z-1**

Letter dated 12.5.2023 from the applicant's representative  
Location Plan

**PLANNING DEPARTMENT**  
**MAY 2023**