

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

APPLICATION NO. Y/YL-NTM/5
(for 1st Deferment)

- Applicants** : Melody Gain Limited and Clanville Developments Limited represented by KTA Planning Limited
- Application Site** : Various Lots in D.D. 105 and adjoining Government Land, Ngau Tam Mei, Yuen Long
- Site Area** : About 22,294 m² (including about 2,849 m² of Government Land)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Ngau Tam Mei Outline Zoning Plan (OZP) No. S/YL-NTM/12
- Zoning** : “Residential (Group C)” (“R(C)”)

 [Restricted to a maximum plot ratio (PR) of 0.4 and a maximum building height (BH) of 3 storeys (9m) including car park]
- Proposed Amendment** : To rezone the application site from “R(C)” to “Residential (Group B)” (“R(B)”)

1. Background

On 30.9.2021, the applicants submitted the current application to rezone the application site (**Plan Z-1**) from “R(C)” to “R(B)” on the approved Ngau Tam Mei OZP No. S/YL-NTM/12 to facilitate a proposed residential development. The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) at this meeting.

2. Request for Deferment

On 28.7.2023, the applicants’ representative wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the application for two months so as to allow more time for preparation of further information (FI) to address outstanding departmental comments (**Appendix I**).

3. Planning Department's Views

3.1 The Planning Department has no objection to the request for 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 further information 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 two months for preparation of the 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 applicants' 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 28.7.2023 from the applicants' representative
Plan Z-1	Location Plan

**PLANNING DEPARTMENT
AUGUST 2023**