

TOWN PLANNING BOARD

TPB Paper No. 10770
For Consideration by
the Town Planning Board
(for 1st Deferment)

REVIEW OF APPLICATION NO. A/TM-LTYT/337-1
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE

Proposed Class B Amendment – Category 18 (under TPB PG-No. 36B)
Proposed Extension of Time for Commencement of
the Approved Flat Development and Minor Relaxation of Building Height Restriction
for a period of 2 years until 23.6.2023
at Lots 464 S.A ss.1, 464 S.B, 465, 472 S.A RP and 472 S.B RP
in D.D. 130, San Hing Road, Lam Tei, Tuen Mun, New Territories

REVIEW OF APPLICATION NO. A/TM-LTTY/337-1
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE

(for 1st Deferment)

- Applicant** : Take Harvest Limited represented by Toco Planning Consultants Ltd.
- Site** : Lots 464 S.A ss.1, 464 S.B, 465, 472 S.A RP and 472 S.B RP in D.D. 130, San Hing Road, Lam Tei, Tuen Mun, New Territories
- Site Area** : About 3,832.4 m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Draft Lam Tei and Yick Yuen Outline Zoning Plan (OZP) No. S/TM-LTTY/11
(currently in force)
- Approved Lam Tei and Yick Yuen OZP No. S/TM-LTTY/10
(at the time of submission of s.16A planning application)
- Zoning** : “Residential (Group A)”
(currently in force)
[Restricted to a maximum plot ratio of 6.5 and a maximum building height of 160mPD]
- “Residential (Group E)”
(at the time of submission of s.16A planning application)
[Restricted to a maximum plot ratio of 1.0, a maximum site coverage of 40% and a maximum building height of 4 storeys over single-storey car park (15m)]
- Application** : Proposed Class B Amendment – Category 18 (under Town Planning Board Guidelines No. 36B)
- Proposed Extension of Time for commencement of the approved flat development and minor relaxation of building height restriction for a period of 2 years until 23.6.2023 (i.e. additional 2 years from the original approval)
- RNTPC’s Decision** : Rejected on 14.5.2021
- Subject of the Review** : To review the decision of the Rural and New Town Planning Committee (RNTPC) of the Town Planning Board (the Board) to reject the application

1. Background

- 1.1 On 16.9.2020, the applicant sought planning permission for Class B amendments to the approved scheme under application No. A/TM-LTYYY/337 for the extension of time for commencement of the approved development for an additional period of 2 years until 23.6.2023 under section 16A of the Town Planning Ordinance (the Ordinance) (**Plan R-1**). On 14.5.2021, RNTPC rejected the application.
- 1.2 On 16.6.2021, the applicant applied, under section 17(1) of the Ordinance, for a review of RNTPC's decision to reject the application. The review application is scheduled for consideration by the Board on 3.9.2021.

2. Request for Deferment

On 11.8.2021, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the review application for two months in order to allow time for preparation of a planning review report (**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 applicant needs more time to prepare further information (FI) to support the review application, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.
- 3.2 Should the Board agree to defer making a decision on the application, the application will be submitted to the Board 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 Board's consideration. The applicant should be advised that the Board has allowed two months for preparation of submission of FI, and no further deferment would be granted unless under very special circumstances.

4. Decision Sought

The Board 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 to the Board for consideration at the next meeting.

5. Attachments

Annex A	Letter of 11.8.2021 from the applicant's representative
Plan R-1	Location Plan

**PLANNING DEPARTMENT
AUGUST 2021**