

TOWN PLANNING BOARD

**TPB Paper No. 10836
For Consideration by
the Town Planning Board on 13.5.2022**

**APPLICATION TO THE CHIEF EXECUTIVE
UNDER SECTION 8(2) OF THE TOWN PLANNING ORDINANCE
FOR EXTENSION OF TIME LIMIT FOR SUBMISSION OF THE
DRAFT LAM TEI AND YICK YUEN OUTLINE ZONING PLAN NO. S/TM-LTTY/11
TO THE CHIEF EXECUTIVE IN COUNCIL FOR APPROVAL**

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1. Introduction

The purpose of this paper is to seek Members' agreement to apply to the Chief Executive (CE), under section 8(2) of the Town Planning Ordinance (the Ordinance), for an extension of time limit for submission of the draft Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTY/11 (the draft OZP) to the Chief Executive in Council (CE in C) for approval. The time limit for submission of the draft OZP is required to be extended for a period of six months from 20.7.2022 to 20.1.2023.

2. Background

- 2.1 On 20.8.2021, the draft OZP (**Annex I**) was exhibited for public inspection under section 5 of the Ordinance. The Schedule of Amendments is at **Annex II**. The amendments mainly involve rezoning two sites to the north of Hong Po Road to facilitate a proposed public housing development (Item A) and its supporting infrastructural facilities (Item B). Amendments were also made to the Notes and Explanatory Statement of the OZP, to incorporate the latest Master Schedule of Notes to the Statutory Plan, to revise the exemption clause for the diversion of stream/excavation/land filling in relation to "Conservation Area" ("CA") and "Green Belt" ("GB") zones on the OZP, as well as to update the general information of the OZP where appropriate.
- 2.2 During the two-month exhibition period, a total of 421 valid representations were received. On 26.11.2021, the representations were published for public comments. Upon expiry of the three-week public inspection period, a total of 11 comments on the representations were received.
- 2.3 According to the statutory time limit, the draft OZP shall be submitted to the CE in C for approval on or before 20.7.2022.

3. Need for Extension of the Statutory 9-month Time Limit

Consideration of the representations and comments by the full Board under section 6B of the Ordinance was originally scheduled for April 2022. Due to the local epidemic situation earlier this year, the hearing of the representations and comments had to be rescheduled, and can now only be scheduled for May/June the earliest. It is anticipated that there will be insufficient time to complete the plan-making process and submit the draft OZP to the CE in C for approval within the 9-month statutory time limit (i.e. on or before 20.7.2022). Hence, it is necessary to seek CE's agreement for an extension of the

statutory time limit for six months to allow sufficient time to complete the said plan-making process of the draft OZP.

4. Decision Sought

Members are invited to agree that the CE's agreement should be sought under section 8(2) of the Ordinance to extend the time limit for submission of the draft OZP to the CE in C for approval for a period of six months from 20.7.2022 to 20.1.2023.

5. Attachments

Annex I Draft Lam Tei and Yick Yuen OZP No. S/TM-LTYYY/11 (reduced size)

Annex II Schedule of Amendments to the approved Lam Tei and Yick Yuen OZP No. S/TM-LTYYY/10

**PLANNING DEPARTMENT
MAY 2022**