

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

APPLICATION NO. Y/TM-LTYYY/7
(for 4th Deferment)

<u>Applicant</u>	:	Shine Wheel Limited represented by Ove Arup & Partners Hong Kong Limited
<u>Plan</u>	:	Draft Lam Tei and Yick Yuen Outline Zoning Plan (OZP) No. S/TM-LTYYY/9 at the time of application Approved Lam Tei and Yick Yuen OZP No. S/TM-LTYYY/10 currently in force
<u>Site</u>	:	Lots 220 RP and 221 in D.D. 130, San Hing Road, San Hing Tsuen, Tuen Mun, New Territories
<u>Site Area</u>	:	About 2,255 m ²
<u>Lease</u>	:	Block Government Lease (demised for agricultural use)
<u>Zonings</u>	:	“Residential (Group E)” (“R(E)”) (93%) and “Village Type Development” (“V”) (7%)
<u>Proposed Amendment</u>	:	To rezone the application site from “R(E)” and “V” to “Residential (Group A)” (“R(A)”)

1. Background

- 1.1 On 9.5.2018, the applicant submitted an application to rezone the application site from “R(E)” and “V” to “R(A)” for high-density residential development (**Plan Z-1**).
- 1.2 On 7.12.2018, 29.11.2019 and 10.7.2020, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer a decision on the application, as requested by the applicant, to allow time for the applicant to prepare further information (FI) to address departmental comments. After the last deferment, the applicant submitted FI on 9.9.2020 and 23.11.2020 providing responses to departmental comments and revised visual impact assessment report and master layout plan. The application is scheduled for consideration by the Committee of the Board at this meeting.

2. Request for Deferment

On 15.1.2021, 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 so as to allow time for preparation of FI to address comments from various government departments (**Appendix I**).

3. Planning Department's Views

3.1 The application has been deferred three times for a total of six months at the request of the applicant to allow time to address the departmental comments. Since the last deferment, the applicant has submitted FI including responses to departmental comments and revised visual impact assessment report and master layout plan. The applicant needs more time to resolve the comments from government departments.

3.2 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. 33) in that the applicant needs more time to prepare FI to address departmental comments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.

3.3 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 further two months for preparation of FI submission. Since it is the fourth deferment of the application, the applicant should be advised that the Committee has allowed a total of eight months for preparation of submission of FI, this is the last deferment and no further deferment would be granted.

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 to the Committee for consideration at the next meeting.

5. Attachments

Appendix I	Letter dated 15.1.2021 from the applicant's representative
Plan Z-1	Location Plan