

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

**APPLICATION NO. Y/KC/15**  
*(for 2<sup>nd</sup> Deferment)*

- Applicant** : Gainful Sky Hong Kong Limited represented by Lawson David & Sung Surveyors Limited
- Plan** : Draft Kwai Chung Outline Zoning Plan (OZP) No. S/KC/29
- Application Site** : Lot 984 RP in D.D. 450, Kwai Chung, New Territories
- Site Area** : About 10,796.2m<sup>2</sup>
- Lease** : (a) Held under New Grant No. 4275 dated 3.7.1964  
(b) Restricted to non-profit making educational and/or social welfare purposes with no restriction on gross floor area/site coverage/building height
- Zoning** : “Open Space” (“O”)
- Proposed Amendments** : (i) To rezone the application site (the Site) to “Government, Institution or Community(3)” (“G/IC(3)”); or  
(ii) To rezone the Site to “Other Specified Uses” annotated “Buildings with Historical and Architectural Interests Preserved for Social Welfare Facility Use” (“OU(BHAISWF)”)

**1. Background**

- 1.1 On 22.8.2019, the application for rezoning the application site (the Site) from “O” to “G/IC(3)” or “OU(BHAISWF)” on the draft Kwai Chung OZP No. S/KC/29 was received by the Town Planning Board (the Board) (**Plan Z-1**). The rezoning proposal is to facilitate the development of residential care home for the elderly on the Site.
- 1.2 On 15.11.2019, the Metro Planning Committee (the Committee) of the Board agreed to defer making a decision on the application for two months, as requested by the applicant, in order to allow sufficient time for preparation of further information to address departmental comments.
- 1.3 The applicant submitted further information on 15.1.2020, 4.2.2020 and 5.3.2020 including responses to departmental comments, revised Environmental Assessment, Review of Air Ventilation, revised Visual Appraisal Report, swept path analysis, Heritage Impact Assessment, revised photomontages and revised Landscape Master Plans/layout plans/architectural drawings, etc. The application is scheduled for consideration by the Committee at this meeting.

## **2. Request for Deferment**

On 24.4.2020, the applicant's representative wrote to the Secretary of the Board requesting the Board to defer making a decision on the application for two months so as to allow sufficient time for preparation of further information to address departmental comments (**Appendix I**).

## **3. Planning Department's Views**

- 3.1 The application has been deferred once for two months at the request of the applicant. Since the deferment, the applicant has submitted further information to address departmental comments.
- 3.2 The Planning Department has no objection to the request for deferment as the justifications provided meet 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 further information 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 making 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 further information 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 submission of further information. Since it is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of four months for preparation of submission of further information, 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 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**

<b>Appendix I</b>	Letter dated 24.4.2020 from the applicant's representative
<b>Plan Z-1</b>	Location Plan