

RNTPC Paper No. Y/YL-MP/5A
For Consideration by
the Rural and New Town
Planning Committee
on 13.12.2019

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

APPLICATION NO. Y/YL-MP/5
(for 2nd Deferment)

<u>Applicant</u>	:	Key Talent Enterprise Limited represented by Aikon Development Consultancy Limited
<u>Site</u>	:	Lots 3010 S.B, 3010 S.C and 3010 S.D in D.D. 104, Geranium Path, Mai Po, Yuen Long
<u>Site Area</u>	:	2,492 m ² (about)
<u>Lease</u>	:	Block Government Lease (demised for agricultural use)
<u>Plan</u>	:	Approved Mai Po & Fairview Park Outline Zoning Plan No. S/YL-MP/6
<u>Zoning</u>	:	“Recreation” (“REC”)
<u>Proposed Amendment</u>	:	To rezone the application site from “REC” to “Government, Institution or Community (1)” (“G/IC(1)”)

1. Background

- 1.1 On 26.4.2019, the applicant’s agent submitted the current application to rezone the application site from “REC” to “G/IC(1)” on the approved Mai Po & Fairview Park Outline Zoning Plan No. S/YL-MP/6 (**Plan Z-1**) for a proposed residential care home for elderly. On 19.7.2019, the Rural and New Town Planning Committee (the Committee) agreed to defer a decision on the application, as requested by the applicant, to allow two months’ time for the applicant to prepare further information (FI) to address departmental comments.
- 1.2 On 17.9.2019, the applicant submitted FI including responses to departmental comments with an ecological impact assessment, and revised drainage proposal, environmental assessment, sewerage proposal and traffic impact assessment. The application is scheduled for consideration by the Committee on 13.12.2019.

2. Request for Deferment

On 26.11.2019, the applicant's agent wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the application to allow two months' time for the applicant to prepare FI to address further comments from departments (**Appendix I**).

3. Planning Department's Views

- 3.1 The application has been deferred once at the request of the applicant to allow two months' time for submission of FI to address comments from the relevant departments. Since the first deferment on 19.7.2019, the applicant has submitted responses to departmental comments with an ecological impact assessment, and revised drainage proposal, environmental assessment, sewerage proposal and traffic impact assessment on 17.9.2019. According to the applicant's agent, more time is needed by the applicant to prepare FI to address further comments from concerned 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 further information in response to 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. 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 FI, and no further deferment would be granted unless under very special circumstance.

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 26.11.2019 from the applicant's agent

Plan Z-1

Location Plan

**PLANNING DEPARTMENT
DECEMBER 2019**