

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

APPLICATION NO. Y/YL-NSW/5
(for 1st Deferment)

- Applicant** : The Hong Kong School of Motoring Yuen Long Driving School (HKSM YLDS) Limited represented by Kenneth To and Associates Ltd
- Site** : Lot No. 1347 RP in D.D. 115, Nam Sang Wai, Yuen Long
- Site Area** : About 17,320 m²
- Lease** : New Grant No. 157 (demised for fish pond purpose) varied by Short Term Waiver (STW) No. 1781 for the purpose of a temporary driving school with a maximum built-over area of about 1,485 m² and a maximum building height of 4.8m (one-storey)
- Plan** : Approved Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/8
- Zoning** : “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” (“OU(CDWRA)”)
- [restricted to a maximum plot ratio of 0.4 and a maximum building height of 6 storeys including car park.]
- Proposed Amendment** : To rezone the application site (the Site) from “OU(CDWRA)” to “OU(CDWRA1)” for a proposed driving school cum wetland restoration area

1. Background

- 1.1 On 25.11.2019, the applicant submitted an application seeking amendment of the OZP to rezone the Site from “OU(CDWRA)” to “OU(CDWRA1)” on the Nam Sang Wai OZP No. S/YL-NSW/8 for a proposed driving school cum wetland restoration area (**Plan Z-1**).
- 1.2 In light of the special work arrangement for Government departments due to the novel coronavirus infection, the meeting originally scheduled for 21.2.2020 for consideration of the application had been rescheduled to 26.5.2020, and the Town Planning Board (the Board) had agreed to adjourn consideration of the application.

- 1.3 On 14.5.2020 and 27.5.2020, the applicant submitted further information, including revised traffic impact assessment, sewerage impact assessment, ecological impact assessment and wetland restoration scheme. The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) on 7.8.2020.
- 1.4 In light of the special work arrangement for government departments due to the novel coronavirus infection, the meeting originally scheduled for 7.8.2020 for consideration of the application has been rescheduled, and the Board has agreed to adjourn consideration of the application. The application is now scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 30.7.2020, the applicant's agent wrote to the Secretary of the Board and requested the Board to defer making a decision on the application in order to allow one month's time to await departmental comments and to prepare further information to address departmental comments (**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. 33) in that the applicant needs more time to await departmental comments and 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.
- 3.2 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 submission 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 one month for the applicant to await departmental comments and prepare 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

Appendix I	Letter dated 30.7.2020 from the applicant's agent
Plan Z-1	Location Plan

**PLANNING DEPARTMENT
SEPTEMBER 2020**