

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

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

- Applicant** : The Hong Kong School of Motoring Yuen Long Driving School (HKSM YLDS) Limited represented by Kenneth To and Associates Limited
- 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 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 application 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**). On 15.9.2020, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer a decision on the application for one month, as requested by the applicant, to allow more time for the applicant to prepare further information (FI) to address departmental comments.

1.2 On 29.9.2020, the applicant submitted FI, including revised traffic impact assessment, environmental assessment and wetland restoration scheme. The application is scheduled for consideration by the Committee on 18.12.2020.

2. Request for Deferment

On 11.12.2020, 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 two months' time to prepare FI to address departmental comments (**Appendix I**).

3. Planning Department's Views

3.1 Consideration of the application has been deferred once for one month at the request of the applicant. Since the first deferment on 15.9.2020, the applicant submitted FI as detailed in paragraph 1.2 above in response to departmental comments. However, the applicant needs more time to prepare FI to address further comments from relevant 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 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 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. Since it is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of three months for preparation of submission of FI, 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 11.12.2020 from the applicant's agent
Plan Z-1	Location Plan

**PLANNING DEPARTMENT
DECEMBER 2020**