

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/YL/263**  
***(for 2<sup>nd</sup> Deferment)***

<b><u>Applicant</u></b>	: Brilliant Great Investment Limited represented by DeSPACE (International) Limited
<b><u>Site</u></b>	: Lots 1695 S.D RP, 1741 RP (Part) and 1394 S.B RP (Part) in D.D. 120 and adjoining Government Land (GL), Tai Kei Leng, Yuen Long, New Territories
<b><u>Site Area</u></b>	: 3,380.8 m <sup>2</sup> (including about 682.4 m <sup>2</sup> of GL)
<b><u>Lease</u></b>	: Old Scheduled Agricultural lots ( <i>lease is untraceable</i> )
<b><u>Plan</u></b>	: Approved Yuen Long Outline Zoning Plan (OZP) No. S/YL/23
<b><u>Zonings</u></b>	: “Village Type Development” (“V”) (about 98.34 %) <i>[restricted to a maximum building height of 3 storeys (8.23m)]</i>  area shown as ‘Road’ (about 1.66 %)
<b><u>Application</u></b>	: Proposed Social Welfare Facility (Residential Care Home for the Elderly)

**1. Background**

- 1.1 On 17.4.2020, the applicant sought planning permission to use the application site (the Site) for proposed Social Welfare Facility (Residential Care Home for the Elderly) (RCHE) (**Plan A-1**).
- 1.2 On 9.10.2020, 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 2 months, as requested by the applicant, so as to allow time for preparation of further information (FI) to address departmental comments. On 19.10.2020, the applicant submitted FI and the application is scheduled for consideration by the Committee of the Board at this meeting.

**2. Request for Deferment**

On 4.12.2020, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for 2 months so as to allow time to prepare FI 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 first deferment, the applicant has submitted FI including the responses to departmental comments, revised plans and technical assessments (including revised traffic impact assessment, revised open space plan and revised schematic plan showing an additional parking space). As relevant departments have further comments on some of those submissions, the applicant indicated that more time is needed for the preparation of FI to address those comments.

3.2 The Planning Department has no objection to the request for deferment as the justifications for deferment 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 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 2 months upon receipt of further submission 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 4 months (including the previous deferment) 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**

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| <b>Appendix I</b> | Letter dated 4.12.2020 from the applicant’s representative |
| <b>Plan A-1</b>   | Location plan  |

**PLANNING DEPARTMENT  
DECEMBER 2020**