

APPLICATION FOR PERMISSION
UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. Y/TM/21
(for 1st Deferment)

- Applicant** : Yan Oi Tong Limited represented by Urbis Limited
- Plan** : Draft Tuen Mun Outline Zoning Plan (OZP) No. S/TM/34
- Application Site** : Yan Oi Town Square, Tuen Mun
- Site Area** : About 5,100 m²
- Lease** : Government land held under Government Land Allocation (GLA) No. GLA-TM 5 and Extension to the Leisure and Cultural Services Department (LCSD) for open space use.
- Zoning** : “Open Space” (“O”)
- Proposed Amendment** : To rezone the application site from “O” to “Government, Institution or Community (2)” (“G/IC(2)”) subject to a maximum gross floor area (GFA) of 25,005m², a maximum building height (BH) of 86mPD and a maximum site coverage (SC) of 40%.

1. Background

On 23.3.2018, the applicant submitted an application to propose rezoning the application site (the Site) (**Plan Z-1**) from “O” to “G/IC(2)” on the draft Tuen Mun OZP No. S/TM/34 to facilitate a proposed integrated community services complex development at the Site. The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting.

2. Request for Deferment

On 24.5.2018, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months 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 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 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 two 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 for the Committee's consideration at the next meeting.

5. Attachments

Appendix I	Letter dated 24.5.2018 from the applicant's representative requesting for deferment
Plan Z-1	Location Plan

**PLANNING DEPARTMENT
JUNE 2018**