

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

APPLICATION NO. Y/TM/22
(for 1st Deferment)

- Applicant** : Mascot Enterprise Limited represented by Citiway Consultants Limited
- Plan** : Approved Tuen Mun Outline Zoning Plan (OZP) No. S/TM/35
- Site** : Lots 491(Part), 492(Part), 495RP(Part), 498RP, 500(Part), 501(Part), 502RP(Part), 503 and 717RP in D.D. 374 and adjoining Government Land, So Kwun Wat, Tuen Mun, New Territories
- Site Area** : About 984m² (including about 123m² of Government land)
- Lease** : Block Government Lease (demised for agricultural use, about 767m²) except Lot 717RP (about 94m²) in D.D. 374 which is a building lot
- Zoning** : “Government, Institution or Community (1)” (“G/IC(1)”)
- Proposed Amendment** : To amend the Notes of “G/IC(1)” zone to facilitate elderly centre development

1. Background

On 12.2.2019, the applicant submitted an application for amendment to the Notes of the “G/IC(1)” zone on the OZP (**Plan Z-1**) to facilitate an elderly centre development. The application was originally scheduled for consideration by the Rural and New Town Planning Committee (the Committee) on 3.5.2019.

2. Request for Deferment

On 26.3.2019, the applicant wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the application for two months so as to allow time to prepare supplementary information to respond to departmental comments received on the application (**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 address departmental comments, the deferment period is not indefinite and the deferment would not affect the interest 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 a period of 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

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| Appendix I | Letter received on 26.3.2019 from the applicant's representative requesting for deferment |
| Plan Z-1 | Location plan |