

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

APPLICATION NO. Y/YL-LFS/11
(for 3rd Deferment)

- Applicant** : Che Wan Seen Yuen Company Limited represented by Toco Planning Consultants Limited
- Site** : Lots 1966 S.A, 1966 RP, 1968, 1969, 1970, 1975 RP, 2024 RP (Part) in D.D. 129 and adjoining Government Land (GL), Lau Fau Shan, Yuen Long, New Territories
- Site Area** : About 3,335.3 m² (Including GL of about 148.7 m² or 4.5%)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) No. S/YL-LFS/9
- Zoning** : “Recreation” (“REC”)
- Proposed Amendment** : To rezone the application site from “REC” to “Government, Institution or Community (1)” (“G/IC(1)”)

1. Background

On 28.2.2020, the applicant submitted an application to rezone the application site from “REC” to “G/IC(1)” (**Plan Z-1**). On 15.5.2020 and 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 two months each, as requested by the applicant, so as to allow time for the applicant to prepare further information (FI) in response to departmental and public comments. On 15.7.2020 and 9.12.2020, the applicant submitted FI and the application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 1.2.2021, 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 so as to allow time to prepare FI to address the comments from relevant government departments (i.e. Transport Department, Drainage Services Department and Antiquities and Monuments Office) and respond to public comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The application has been deferred twice for two months each at the request of the applicant. Since the last deferment on 9.10.2020, the applicant has submitted FI including a responses-to-comments table, revised sewerage impact assessment, revised traffic management plan, amended archaeological impact assessment and updated information on land contamination issue, etc. in response to departmental and public comments received. The applicant has indicated that more time is needed to prepare FI to address concerned departmental and public comments.
- 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 to address the departmental/public 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. The applicant should be advised that the Committee has allowed a further 2 months for preparation of submission of FI. Since it is the third deferment of the application, the applicant should be advised that the Committee has allowed a total of six months for preparation of submission of FI and this is the last deferment, no further deferment would be granted.

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 of 1.2.2021 from the applicant's representative
Plan Z-1	Location plan

**PLANNING DEPARTMENT
FEBRUARY 2021**