

RNTPC Paper No. Y/YL/14B
For Consideration by
the Rural and New Town
Planning Committee
on 3.5.2019

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

**APPLICATION NO. Y/YL/14
*(for 3rd Deferment)***

- Applicant** : Join Base Development Limited, Fortune Land Development Limited and Winpo Development Limited represented by Ove Arup & Partners Hong Kong Limited
- Site** : Various lots in D.D. 120 and adjoining government land, Area 13, Yuen Long, New Territories
- Site Area** : About 28,648m² (about 10,848m² government land)
- Lease** : Block Government Lease (démised for agricultural use)
- Plan** : Approved Yuen Long Outline Zoning Plan (OZP) No. S/YL/23
- Zoning** : Partly “Residential (Group A) 1” (“R(A)1”) (53.88%) and partly “Government, Institution or Community” (“G/IC”) (46.12%)
- Proposed Amendment** : To rezone part of the application site from “R(A)1” to “G/IC” and part from “G/IC” to “R(A)1”

1. Background

- 1.1 On 3.10.2018, the applicant submitted an application proposing to rezone part of the application site (the Site) from “R(A)1” to “G/IC” and part from “G/IC” to “R(A)1” on the approved Yuen Long OZP No. S/YL/23 so as to swap the location of the “G/IC” zone with the “R(A)1” zone within the Site to facilitate the implementation of a residential development within the proposed “R(A)1” zone which could gain direct access to Shap Pat Heung Road abutting the northern boundary of the Site (Plan Z-1).
- 1.2 On 7.12.2018, 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, as requested by the applicant, so as to allow time for the applicant to address departmental comments.

- 1.3 On 22.2.2019, the Committee of the Board agreed to defer a decision on the application for two months, as further requested by the applicant, so as to allow time for the applicant to liaise with concerned departments and address their comments (**Appendix I**).

2. **Request for Deferment**

On 17.4.2019, 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 liaise with concerned departments and address their comments (**Appendix II**).

3. **Planning Department's Views**

- 3.1 Upon circulation of the application for departmental comments, concerned departments including the Chief Town Planner/Urban Design and Landscape of Planning Department, Transport Department and Highways Department raising concerns on the application regarding visual, air ventilation, landscape and traffic aspects. Education Bureau also raised concerns as the proposed amendment involves swapping the "G/IC" portion of the Site which has been reserved for school development. The applicant has indicated that more time is needed to liaise with concerned departments and address their 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 interest 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 3 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 maximum period of 2 months for preparation of submission of further information. Since it is the third deferment of the application, the applicant should be advised that the Committee has allowed a total of 6 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 dated 8.3.2019 from the Secretary of the Board |
| Appendix II | Letter dated 17.4.2019 from the applicant's representative requesting for deferment |
| Plan Z-1 | Location Plan |

**PLANNING DEPARTMENT
MAY 2019**