

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

**APPLICATION NO. Y/YL/15**  
***(for 2<sup>nd</sup> Deferment)***

<b><u>Applicant</u></b>	:	Li Sai Cheong represented by Vision Planning Consultants Limited
<b><u>Site</u></b>	:	Lot 801 RP in D.D. 116, Yuen Long, New Territories
<b><u>Site Area</u></b>	:	About 1,650m <sup>2</sup>
<b><u>Lease</u></b>	:	Block Government Lease (demised for agricultural use)
<b><u>Plan</u></b>	:	Approved Yuen Long Outline Zoning Plan No. S/YL/23
<b><u>Zoning</u></b>	:	“Open Space” (“O”)
<b><u>Proposed Amendment</u></b>	:	To rezone the application site from “O” to “Residential (Group A)5” (“R(A)5”)

**1. Background**

- 1.1 On 19.2.2019, the applicant proposes to rezone the application site from “O” to “R(A)5” on the OZP to facilitate the development of a proposed 30-storey composite building (including 2 levels of basement carpark) (**Plan Z-1**).
- 1.2 On 17.5.2019, 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 one month, as requested by the applicant, so as to allow time for providing further information in response to departmental comments. The applicant submitted further information (FI) on 17.6.2019 and 27.8.2019. The application is scheduled for consideration by the Committee at this meeting.

**2. Request for Deferment**

On 16.10.2019, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for 2 months so as to allow time for preparation of supplementary information to address departmental comments (**Appendix I**).

### **3. Planning Department's Views**

- 3.1 The application has been deferred once for one month at the request of the applicant to allow sufficient time to address departmental comments received on the application. Since the first deferment, the applicant has submitted FI on 17.6.2019 and 27.8.2019, including responses-to-comments tables, revised floor plans, revised Traffic Impact Assessment, Environmental Assessment, Drainage Impact Assessment, Sewerage Impact Assessment and Visual Impact Assessment, in response to departmental comments. Further comments have been raised by concerned government departments on the FI. The applicant needs more time to address the comments and prepare submission of FI.
- 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 prepare FI in response to 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 three 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. The applicant should be advised that the Committee has allowed one month for preparation of submission of FI. Since it is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of three 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 for the Committee's consideration at the next meeting.

### **5. Attachments**

<b>Appendix I</b>	Letter dated 16.10.2019 from the applicant's representative
<b>Plan Z-1</b>	Location plan