

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL/311

(for 2nd Deferment)

- Applicants** : Yuen Long Baptist Church represented by DeSPACE (International) Limited
- Site** : Lots 3721, 1694 and 1695 S.F RP in D.D. 120, Yuen Long, New Territories
- Site Area** : About 1,813m²
- Lease** : (i) Lots 1694 and 1695 S.F RP :–
Block Government Lease (demised for agricultural use)
- (ii) Lot 3721:–
Under New Grant No. 529 (restricted for non-industrial use and only a church is allowed with building height (BH) restriction not exceeding 11m and 2 storeys)
- Plan** : Approved Yuen Long Outline Zoning Plan (OZP) No. S/YL/27
(currently in force)
- Draft Yuen Long OZP No. S/YL/26
(at the time of submission)
[no change to the zoning of the application site]
- Zoning** : “Government, Institution or Community (1)” (about 81%); and
[Restricted to a maximum building height (BH) of 3 storeys (8 storeys for ‘School’ and ‘Hospital’ uses) excluding basement(s)]
- “Village Type Development” (about 19%)
[Restricted to a maximum BH of 3 storeys (8.23m) or the height of the existing building, whichever is the greater]
- Application** : Proposed Temporary Religious Institution (Church) for a Period of 6 Years

1. Background

- 1.1. On 31.8.2023, the applicant sought planning permission for proposed temporary religious institution (church) for a period of six years at the application site (**Plan A-1**).
- 1.2. On 27.10.2023, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on

the application for two months, as requested by the applicant, to allow time for preparation of further information (FI) to address departmental comments.

- 1.3. On 22.12.2023, the representative of the applicant submitted FI to address departmental comments. 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 1.2.2024, 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 in order to allow time to prepare FI to address departmental comments (**Appendix I**).

3. Planning Department's Views

- 3.1. The Planning Department has no objection to the request for the second 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. 33B) in that the deferment would allow the applicant to prepare FI to address outstanding issues.
- 3.2. Should the Committee agree to defer a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of FI from the applicant. If the FI submitted by the applicant is not substantial and could 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 total of four months for preparation of submission of FI. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

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 1.2.2024 from the applicant's representative
Plan A-1	Location Plan