

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

APPLICATION NO. Y/YL-LFS/14
(for 2nd Deferment)

- Applicant** : Onfill Company Limited represented by Ove Arup & Partners Hong Kong Limited
- Site** : Lots 3 S.A ss.1, 3 S.B, 4, 5 S.A RP, 9, 10 RP, 12 S.A, 12 RP, 13, 14 S.A ss.1 S.A, 14 S.A ss.1 RP, 14 S.A ss.2, 14 S.A RP, 14 S.B ss.1 S.A, 14 S.B ss.1 RP, 14 S.B RP, 14 RP, 15 S.A ss.1, 15 S.A RP, 15 S.B, 15 RP, 16 S.A, 16 S.B, 16 RP, 17 S.A ss.1, 17 S.A RP, 17 S.B, 17 S.C and 17 RP in D.D. 128, Lots 2128, 2129, 2136 RP, 2138 RP, 2148, 2153 S.A and 2388 S.A ss.2 (Part) in D.D. 129, and adjoining Government Land (GL), Lau Fau Shan, Yuen Long, New Territories
- Site Area** : About 20,455m² (including GL of about 4,594m² or 22.5%)
- Lease** : (a) New Grant Lot held under Tai Po New Grant No. 4855 for Lots 16 S.A, 16 S.B, 16 RP, 17 S.A ss.1, 17 S.A RP, 17 S.B, 17 S.C and 17 RP in D.D.128 (demised for agricultural use)
- (b) Block Government Lease for remaining lots (demised for agricultural use)
- Plan** : Draft Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) No. S/YL-LFS/10 (at the time of submission)
- Approved Lau Fau Shan and Tsim Bei Tsui OZP No. S/YL-LFS/11 (currently in force)
- Zonings** : (i) “Residential (Group C)” (“R(C)”) (about 51.7%)
[restricted to a maximum plot ratio (PR) of 0.4 and a maximum building height (BH) of 3 storeys (9m)]
- (ii) “Residential (Group D)” (“R(D)”) (about 48.3%)
[restricted to a maximum PR of 0.2 and a maximum BH of 2 storey (6m)]
- (no change to the zonings and restrictions under the current OZP)
- Proposed Amendment** : To rezone the application site from “R(C)” and “R(D)” to “Residential (Group B)” (“R(B)”) [proposed to restricted to a maximum domestic PR of 3, a non-domestic gross floor area (GFA) of not less than 1,166m² for a 100-place child care centre, and a maximum BH of 90mPD]

1. Background

- 1.1 On 1.3.2022, the applicant submitted a s.12A planning application to rezone the application site (the Site) (**Plan Z-1**) from “R(C)” and “R(D)” to “R(B)” to facilitate a proposed residential development with social welfare facility (child care centre), with a maximum domestic plot ratio of 3, a non-domestic GFA of not less than 1,166m² and a maximum building height of 25 storeys (or 90mPD) excluding 2 storeys of basements.
- 1.2 On 5.5.2023, 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 4.7.2023, the applicant submitted FI including a response-to-comment table and a revised drainage impact assessment in response to departmental comments.

2. Request for Deferment

On 7.9.2023, 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 for preparation of FI to address departmental comments (**Appendix I**).

3. Planning Department’s Views

- 3.1 The Planning Department has no objection to the request for 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. 33A¹) 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 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 total period 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 to the Committee for consideration at the next meeting.

¹ TPB PG-No. 33A is applicable to this application as it was received before the promulgation of the revised guidelines TPB PG-No. 33B on 1.9.2023.

5. Attachments

Appendix I
Plan Z-1

Letter dated 7.9.2023 from the applicant's representative
Location Plan

PLANNING DEPARTMENT
SEPTEMBER 2023