

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

APPLICATION NO. Y/YL-NTM/9
(for 1st Deferment)

<u>Applicant</u>	: Wonder Pacific Development Limited represented by R Lee Architects (HK) Ltd.
<u>Plan</u>	: Approved Ngau Tam Mei Outline Zoning Plan (OZP) No. A/YL-NTM/12
<u>Application Site</u>	: Lot 4823 in D.D. 104, Ngau Tam Mei, Yuen Long
<u>Site Area</u>	: About 736.3 m ²
<u>Lease</u>	: Lot 4823 in D.D. 104 governed by New Grant Lot No. 22253 dated 9.12.2015 for private residential purposes
<u>Zoning</u>	: “Residential (Group C)” (“R(C)”)
<u>Proposed Amendment</u>	: To rezone the application site from “Residential (Group C)” to “Government, Institution or Community”

1 Background

On 10.8.2022, the applicant submitted the a s.12A application to rezone the application site (the Site) from “Residential (Group C)” to “Government, Institution or Community” to facilitate a residential care homes for the elderly development (**Plan Z-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) at this meeting.

2 Request for Deferment

On 18.10.2023, the applicant’s representative wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer marking a decision on the application for two months so as to allow more time for preparation of further information to address departmental comments (**Appendix I**).

3 Planning Department's Views

- 3.1 The Planning Department has no objection to the request for the first deferment as the justification 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. 33A) in that the deferment would allow the applicant to prepare further information to address outstanding issue(s).
- 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 further submission from the applicant. If the further information 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 two months for preparation of the 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 to the Committee for consideration at the next meeting.

5 Attachments

Appendix I	Letter dated 18.10.2023 from the Applicant's representative
Plan Z-1	Location Plan

**PLANNING DEPARTMENT
OCTOBER 2023**