

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

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

<u>Applicant</u>	: Birkenhead Properties & Investments Limited represented by KTA Planning Limited
<u>Plan</u>	: Approved San Tin Outline Zoning Plan (OZP) No. S/YL-ST/8
<u>Application Site</u>	: Lots 768 RP (Part) and 769 RP (Part) in D.D. 99, Lot 1889A (Part) in D.D. 105 and Adjoining Government Land (GL), Lin Barn Tsuen, San Tin, Yuen Long
<u>Site Area</u>	: About 170,106 m ² (including GL of about 16,576 m ²)
<u>Lease</u>	: Block Government Lease (demised for agricultural purposes)
<u>Zoning</u>	: “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” (“OU(CDWRA)”)
<u>Proposed Amendment</u>	: To rezone the application site from “OU(CDWRA)” to “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area (1)” and amend the Notes of the zone applicable to the site

1 Background

On 26.10.2021, the applicant submitted the s.12A application to rezone the application site (the Site) from “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” to “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area (1)” and amend the Notes of the zone applicable to the site (**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 13.11.2023, 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 13.11.2023 from the applicant's representative
Plan Z-1	Location Plan

**PLANNING DEPARTMENT
NOVEMBER 2023**