

RNTPC Paper No. Y/YL-ST/1A
For Consideration by
the Rural and New Town
Planning Committee
on 20.9.2024

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

APPLICATION NO. Y/YL-ST/1
(for 2nd Deferment)

- Applicant** : Birkenhead Properties & Investments Limited represented by KTA Planning Limited
- Application Site** : 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
- Site Area** : About 170,106 m² (including GL of about 16,576 m²)
- Lease** : Block Government Lease (demised for agricultural purposes)
- Plan** : Draft San Tin Technopole Outline Zoning Plan (OZP) No. S/STT/1
(currently in force)
- Approved San Tin OZP No. S/YL-ST/8
(at the time of submission)
- Zonings** : “Other Specified Uses” annotated “Innovation and Technology” “OU(I&T)” (about 92.08%), “Government, Institution or Community(1)” (“G/IC(1)”) (about 1.47%) and area shown as ‘Road’ (about 6.45%)
- (on OZP No. S/STT/1 currently in force)*
- “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” (“OU(CDWRA)”) *(on OZP No. S/YL-ST/8 at the time of submission)*
- Proposed Amendment** : To rezone the application site from “OU(CDWRA)” to “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area (1)” (“OU(CDWRA(1))”) and amend the Notes of the zone applicable to the site

1. Background

- 1.1 On 26.10.2021, the applicant submitted a section 12A application to rezone the application site (the Site) from “OU(CDWRA)” on the then approved San Tin OZP No. S/YL-ST/8 to “OU(CDWRA(1))” to facilitate a comprehensive residential development and amend the Notes of the zone applicable to the Site (**Plan Z-1a**).
- 1.2 On 24.11.2023, 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 two months, as requested by the applicant, to allow time for the applicant to prepare further information (FI) to address departmental comments.
- 1.3 On 24.1.2024, 8.4.2024 and 28.6.2024, the applicant submitted FIs to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.
- 1.4 On 8.3.2024, the draft San Tin Technopole OZP No. S/STT/1, which covers among others, area falling within the then approved San Tin OZP including the Site, was exhibited under section 5 of the Town Planning Ordinance (the Ordinance) for public inspection for two months. The Site currently falls within an area zoned “OU(I&T)” (about 92.08%), “G/IC(1)” (about 1.47%) and area shown as ‘Road’ (about 6.45%) on the draft San Tin Technopole OZP (**Plan Z-1b**).

2. Request for Deferment

On 12.9.2024, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer marking a decision on the application for two months in order to allow more 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 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. 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 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 period of four months for preparation of the submission of FI. The second deferment should be the last deferment and no

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

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.

5. Attachments

Appendix I	Letter dated 12.9.2024 from the applicant's representative
Plan Z-1a	Location Plan (on approved San Tin OZP No. S/YL-ST/8)
Plan Z-1b	Location Plan (on draft San Tin Technopole OZP No. S/STT/1)

**PLANNING DEPARTMENT
SEPTEMBER 2024**