

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

**APPLICATION NO. Y/YL/17**  
***(for 1<sup>st</sup> Deferment)***

<b><u>Applicant</u></b>	: Brilliant Great Investment Limited represented by DeSPACE (International) Limited
<b><u>Site</u></b>	: Lots 1695 S.D RP, 1741 RP and 1394 S.B RP (Part) in D.D. 120 and adjoining Government Land (GL), Tai Kei Leng, Yuen Long, New Territories
<b><u>Site Area</u></b>	: About 4,146.8m <sup>2</sup> (including 1,448.4m <sup>2</sup> of GL)
<b><u>Lease</u></b>	: Old Scheduled Agricultural lots ( <i>lease is untraceable</i> )
<b><u>Plan</u></b>	: Draft Yuen Long Outline Zoning Plan (OZP) No. S/YL/24
<b><u>Zoning</u></b>	: “Village Type Development” (“V”)
<b><u>Proposed Amendment</u></b>	: To rezone the application site from “V” to “Government, Institution or Community (7)” (“G/IC(7)”)

**1. Background**

On 9.9.2021, the applicant submitted the application to rezone the application site from “V” to “G/IC(7)” with a maximum building height of 6 storeys to facilitate a proposed social welfare facility (residential care home for the elderly (RCHE)) (**Plan Z-1**). 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 18.11.2021, 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 prepare further information (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 first deferment as the justifications 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 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 period of two months for preparation of the submission of FI, 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 for the Committee's consideration at the next meeting.

### **5. Attachments**

<b>Appendix I</b>	Letter from the applicant's representative dated 18.11.2021
<b>Plan Z-1</b>	Location Plan

**PLANNING DEPARTMENT  
DECEMBER 2021**