

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

APPLICATION NO. Y/YL/17
(for 2nd Deferment)

<u>Applicant</u>	: Brilliant Great Investment Limited represented by DeSPACE (International) Limited
<u>Site</u>	: 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
<u>Site Area</u>	: About 4,146.8m ² (including GL of about 1,448.4m ² or 34.9%)
<u>Lease</u>	: Old Scheduled Agricultural lots (<i>lease is untraceable</i>)
<u>Plan</u>	: Approved Yuen Long Outline Zoning Plan (OZP) No. S/YL/25 (currently in force) Draft Yuen Long OZP No. S/YL/24 (at the time of submission)
<u>Zoning</u>	: “Village Type Development” (“V”)
<u>Proposed Amendment</u>	: To rezone the application site from “V” to “Government, Institution or Community (7)” (“G/IC(7)”)

1. Background

- 1.1 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**).
- 1.2 On 10.12.2021, 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 to prepare further information (FI) to address departmental comments.
- 1.3 On 10.2.2022, the applicant submitted FI including revised Visual Impact Assessment, revised Air Quality Impact Assessment, and revised Schedule of

Uses with new sub-area “G/IC(7)” to address departmental comments. The application is scheduled for consideration at this meeting.

2. Request for Deferment

On 27.4.2022, the applicant’s representative wrote to the Secretary of the Board and requested the Board to further defer making a decision on the application for two months in order to prepare 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 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 more time for the applicant to address comments from relevant government departments and the deferment period is not indefinite.

3.2 Should the Committee agree to defer making 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 of four months for the 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 for the Committee’s consideration at the next meeting.

5. Attachments

Appendix I	Letter from the applicant’s representative dated 27.4.2022
Plan Z-1	Location Plan

**PLANNING DEPARTMENT
MAY 2022**