

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

APPLICATION NO. Y/YL/18
(for 1st Deferment)

<u>Applicant</u>	: Winpo Development Limited represented by Llewelyn-Davies Hong Kong Limited
<u>Site</u>	: Lots No. 2281 S.A, 2282 RP, 2283 RP, 2960 RP and 2964 S.B in D.D. 120 and adjoining Government Land (GL) at Lam Hi Road, Area 13, Yuen Long, New Territories
<u>Site Area</u>	: About 7,304m ² (including GL of about 2,544 m ² or 34.8%)
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Approved Yuen Long Outline Zoning Plan (OZP) No. S/YL/25
<u>Zoning</u>	: “Other Specified Uses” annotated “Art Storage and Public Open Space” (“OU(AS and POS)”) <i>[restricted to a maximum gross floor area (GFA) of 12,694m² and maximum building height (BH) of 23mPD]</i>
<u>Proposed Amendment</u>	: To rezone the application site from “OU(AS and POS)” to “OU” annotated “Private Subsidised Housing and Art Storage with POS” (“OU(PSH and AS with POS)”)

1. Background

On 12.5.2022, the applicant submitted the application to rezone the application site from “OU(AS and POS)” to “OU(PSH and AS with POS)” to facilitate a proposed private subsidised housing and art storage with public open space development (**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 10.8.2022, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for one month in order to allow more time to prepare further information (FI) in response to 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 FI 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 one month 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

Appendix I Letter from the applicant's representative dated 10.8.2022

Plan Z-1 Location Plan

**PLANNING DEPARTMENT
SEPTEMBER 2022**