

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

APPLICATION NO. Y/NE-LYT/14

(for 1st Deferment)

<u>Applicants</u>	Common Well Limited, and Yield-the-Best Limited, YAU Kang Yan, YAU Kee Wing, LEUNG Kwok Hing and CHAN Oi King represented by RHL Surveyors Limited
<u>Plan</u>	Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan (OZP) No. S/NE-LYT/17
<u>Site</u>	Lots 2835 RP, 2836 RP (Part), 2837, 2838, 2840, 2843 S.A, 2846, 2847, 2848 S.A RP, 2848 RP, 2858, 2859 RP in D.D. 51 and Adjoining Government Land, Fanling, New Territories
<u>Site Area</u>	About 25,125 m ² (including about 7,430 m ² of Government land)
<u>Land Status</u>	(i) Block Government Lease (demised for agricultural use) (17,695 m ² or 70.4% of the Site) (ii) Government land (about 7,430 m ² or 29.6% of the Site)
<u>Zoning</u>	“Recreation” (“REC”), restricted to: - a maximum domestic plot ratio (PR) of 0.2; and - a maximum building height (BH) of 2 storeys (6m)
<u>Proposed Amendment</u>	Rezone from “REC” to “Other Specified Uses” (“OU”) annotated “Community/Recreational Facilities and Fanling Bypass (FLBP) with Commercial/Residential Development”, restricted to : - a maximum PR of 6.2 (including a minimum PR of 0.2 for public recreational/community facilities); and - a maximum BH of 140 mPD

1. Background

On 19.3.2019, the applicants sought planning permission to rezone the application site (the Site) (**Plan Z-1**) from “REC” to “OU” annotated “Community/Recreational Facilities and FLBP with Commercial/Residential Development” on the approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan (OZP) No. S/NE-LYT/17 to provide 2,156 private residential units including “Starter Home” units under First Home Owner Scheme and public recreational/community facilities. The proposed “OU” annotated “Community/Recreational Facilities and FLBP with Commercial/Residential Development” would be subject to a maximum PR of 6.2 and a maximum BH of 140mPD. The application is scheduled for

consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) on 2.8.2019.

2. **Request for Deferment**

On 26.7.2019, the applicants' representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for three months in order to allow time for the applicants to address the comments from various departments as well as local concerns and to consider carrying out technical assessments in response to departmental comments (**Appendix I**).

3. **Planning Department's Views**

3.1 Planning Department has no objection to the request for 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. 33) in that the applicants need more time to prepare further information (FI) to address the departmental comments, the deferment period is not indefinite, and the deferment would not affect the interests of other relevant parties. Notwithstanding the above, as set out in TPB PG-No. 33, normally the applicant will be given two months for preparation of submission of FI. In this regard, if the applicant's request for deferment is acceded to a deferment period of two months instead of three months, should be allowed and the applicant may apply for further deferment if necessary at that time.

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 applicants. If the FI submitted by the applicants 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 applicants should be advised that the Committee has allowed a total of two months for preparation of 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 applicants' 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 dated 26.7.2019 from the applicants' representative
Plan Z-1 Location Plan