

RNTPC Paper No. Y/YL-LFS/11A  
For Consideration by  
the Rural and New Town  
Planning Committee  
on 9.10.2020

---

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

**APPLICATION NO. Y/YL-LFS/11**  
*(for 2<sup>nd</sup> Deferment)*

- Applicant** : Che Wan Seen Yuen Company Limited represented by Toco Planning Consultants Limited
- Site** : Lots 1966 S.A, 1966 RP, 1968, 1969, 1970, 1975 RP, 2024 RP (Part) in D.D. 129 and adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories
- Site Area** : About 3,335.3 m<sup>2</sup> (Includes Government Land of about 148.7 m<sup>2</sup>)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) No. S/YL-LFS/9
- Zoning** : "Recreation" ("REC")
- Proposed Amendment** : To rezone the application site from "Recreation" to "Government, Institution or Community (1)"

**1. Background**

On 28.2.2020, the applicant submitted an application to rezone the application site from "Recreation" to "Government, Institution or Community (1)" (**Plan Z-1**). On 15.5.2020, 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, so as to allow time for the applicant to prepare further information (FI) in response to departmental and public comments. On 15.7.2020, the applicant submitted FI and the application is scheduled for consideration by the Committee at this meeting.

**2. Request for Deferment**

On 16.9.2020, 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 so as to allow time to address the comments from relevant government departments (i.e. Transport Department, Environmental Protection Department, Hong Kong Police Force and Antiquities and Monuments Office) and to respond to public comments (**Appendix I**).

### **3. Planning Department's Views**

- 3.1 The application has been deferred once for two months at the request of the applicant. Since the last deferment on 15.5.2020, the applicant has submitted FI including a responses-to-comments table, revised environmental assessment, management plan, archaeological impact assessment, drainage plan, master layout plan, landscape master plan, etc. in response to departmental and public comments received. The applicant has indicated that more time is needed to prepare FI to address concerned departmental and public comments.
- 3.2 The Planning Department has no objection to the request for 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. 33) in that the applicant needs more time to address the departmental comments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.
- 3.3 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 period of four 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 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**

<b>Appendix I</b>	Letter of 16.9.2020 from the applicant's representative
<b>Plan Z-1</b>	Location plan

**PLANNING DEPARTMENT  
OCTOBER 2020**