

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/YL/252**  
*(for 1<sup>st</sup> Deferment)*

- Applicant** : Yuen Long Baptist Church represented by DeSPACE (International) Limited
- Site** : Lots 1694, 1695 S.F RP (Part) and 3721 in D.D. 120, Tai Kei Leng, Yuen Long, New Territories
- Site Area** : 1,762.29m<sup>2</sup>
- Lease** : (a) Lots 1694, 1695 S.F RP :-  
Block Government Lease (demised for agricultural use)  
(b) Lot 3721:-  
Under New Grant No. 529 (restricted for non-industrial use and only a church is allowed with building height restriction not exceeding 11m and 2 storeys)
- Plan** : Approved Yuen Long Outline Zoning Plan No. S/YL/23
- Zoning** : “Government, Institution or Community(1)” (“G/IC(1)”) (81%)  
“Village Type Development” (“V”) (19%)
- Application** : Proposed Composite School and Religious Institution (Church) Development, with Minor Relaxation of BH Restriction

**1. Background**

On 9.11.2018, the applicant sought planning permission to use the application site (the Site) for a proposed composite building comprising school and religious institution (church). Planning permission was also sought for proposed minor relaxation of building height restriction under the “G/IC(1)” zone from 3 storeys to 8 storeys (excluding 2 basement floors) for the proposed composite development (**Plan A-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 13.12.2018, 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 for consultation of relevant government departments and preparation of submission of further information in response to departmental comments, in particular, the Transport Department (**Appendix I**).

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

- 3.1 Upon circulation of the application for departmental comments, there are comments including traffic, environmental and urban design aspects that the applicant needs to address. The applicant has indicated that more time is needed for preparation of further information to address concerned departmental comments.
- 3.2 The 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 applicant needs more time to prepare further information in response to 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 a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of further submission from the applicant. If the further information 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 two months for preparation of submission of further information, 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 dated 13.12.2018 from the applicant's representative
<b>Plan A-1</b>	Location plan