

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

**APPLICATION NO. A/YL/256**  
***(for 1<sup>st</sup> Deferment)***

- Applicant** : Upper Caterings Group Limited represented by Kenneth To and Associates Limited
- Plan** : Approved Yuen Long Outline Zoning Plan (OZP) No. S/YL/23
- Site** : Lots 1695 S.E ss. 1 RP, 1695 S.F ss.1 and 1695 S.H RP (Part) in D.D. 120, Tai Kei Leng, Yuen Long, New Territories
- Site Area** : About 1,714.229m<sup>2</sup>
- Lease** : Old Scheduled Agricultural Lots (the lease is untraceable)
- Zoning** : “Government, Institution or Community(1)” (“G/IC(1)”) [*restricted to a maximum building height (BH) of 3 storeys excluding basement(s)*]
- Proposed Amendment** : Proposed Conservation of Historic Building and Minor Relaxation of Building Height Restriction for Permitted Social Welfare Facility (Residential Care Home for the Elderly)

**1. Background**

On 22.5.2019, the applicant submitted an application to seek planning permission for minor relaxation of building height restriction from 3 storeys to 5 storeys for a proposed social welfare facility (Residential Care Home for the Elderly) at the application site (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) at this meeting.

**2. Request for Deferment**

On 16.10.2019, the applicant’s representative wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the application for two months so as to allow time for preparation of further information to address departmental comments (**Appendix I**).

**3. Planning Department's Views**

- 3.1 Upon circulation of the application for departmental comments, there are comments on heritage conservation and environmental 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 for the Committee's consideration at the next meeting.

**5. Attachments**

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| <b>Appendix I</b> | Letter dated 16.10.2019 from the applicant's representative requesting for deferment |
| <b>Plan A-1</b>   | Location Plan  |

**PLANNING DEPARTMENT  
NOVEMBER 2019**