

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

**APPLICATION NO. Y/YL/14**  
*(for 4<sup>th</sup> Deferment)*

- Applicant** : Join Base Development Limited, Fortune Land Development Limited and Winpo Development Limited represented by Ove Arup & Partners Hong Kong Limited
- Site** : Various lots in D.D. 120 and adjoining government land, Area 13, Yuen Long, New Territories
- Site Area** : About 28,648m<sup>2</sup> (about 10,848m<sup>2</sup> government land)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Yuen Long Outline Zoning Plan (OZP) No. S/YL/23
- Zoning** : Partly “Residential (Group A) 1” (“R(A)1”) (53.88%) and partly “Government, Institution or Community” (“G/IC”) (46.12%)
- Proposed Amendment** : To rezone part of the application site from “R(A)1” to “G/IC” and part from “G/IC” to “R(A)1”

**1. Background**

- 1.1 On 3.10.2018, the applicant submitted an application proposing to rezone part of the application site (the Site) from “R(A)1” to “G/IC” and part from “G/IC” to “R(A)1” on the approved Yuen Long OZP No. S/YL/23 to swap the location of the “G/IC” zone with the “R(A)1” zone within the Site to facilitate the implementation of a residential development within the proposed “R(A)1” zone which could gain direct access to Shap Pat Heung Road abutting the northern boundary of the Site (**Plan Z-1**).
- 1.2 On 7.12.2018, 22.2.2019 and 3.5.2019 (**Appendix I**), 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, to allow time for the applicant to liaise with concerned departments and address departmental comments.

**2. Request for Deferment**

On 2.7.2019, 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 to allow time to liaise with concerned departments and address their comments (**Appendix II**).

**3. Planning Department's Views**

- 3.1 The application has been deferred three times for a total of six months at the request of the applicant to liaise with concerned departments and address departmental comments. Since the last deferment, the applicant has been liaising with concerned departments including Lands Department on land issues, Transport Department on the proposed road access, Architectural Services Department and Education Bureau as the proposed amendment involves the swapping of the "G/IC" portion of the Site which has been reserved for school development. The applicant has indicated that more time is needed to further liaise with concerned departments to address their 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 address departmental comments, the deferment period is not indefinite and the deferment would not affect the interest 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 3 months upon receipt of further submission from the applicant. If the further information (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 further two months for preparation of submission of FI. Since it is the fourth deferment of the application, the applicant should be reminded that the Committee has allowed a total of eight months for preparation of submission of FI, this is the last deferment and no further deferment would be granted.

**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 dated 17.5.2019 from the Secretary of the Board

<b>Appendix II</b>	Letter dated 2.7.2019 from the applicant's representative requesting for deferment
<b>Plan Z-1</b>	Location Plan

**PLANNING DEPARTMENT  
JULY 2019**