

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

APPLICATION NO. Y/YL/15
(for 1st Deferment)

- Applicant** : Li Sai Cheong represented by Vision Planning Consultants Limited
- Site** : Lot 801 RP in D.D. 120, Yuen Long, New Territories
- Site Area** : About 1,650m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Yuen Long Outline Zoning Plan (OZP) No. S/YL/23
- Zoning** : “Open Space” (“O”)
- Proposed Amendment** : To rezone the application site from “O” to “Residential (Group A)5” (“R(A)5”)

1. Background

On 19.2.2019, the applicant proposes to rezone the application site from “O” to “R(A)5” on the OZP to facilitate the development of a proposed 30-storey composite building (including 2 levels of basement carpark) (**Plan Z-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 6.5.2019, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for 1 month so as to allow time to address the departmental comments (**Appendix I**).

3. Planning Department’s Views

3.1 Upon circulation of the application for departmental comments, there are comments on traffic, environmental, visual, landscape, drainage and sewerage

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 address departmental comments; the deferment period is not indefinite; and that 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 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 1 month 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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| Appendix I | Letter dated 6.5.2019 from the applicant's representative requesting for deferment |
| Plan Z-1 | Location Plan |

**PLANNING DEPARTMENT
MAY 2019**