

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TYST/1074
(for 1st Deferment)

- Applicant** : Civil Engineering and Development Department represented by Ove Arup & Partners Hong Kong Limited
- Site** : Various lots in D.D. 120, 121 and 122 and Adjoining Government Land (GL), Long Bin, Yuen Long, New Territories
- Site Area** : 79,510 m² (about) (including GL of about 39,558 m² (about 49.8%))
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Draft Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/13
- Zoning** : “Residential (Group A)1” (“R(A)1”)
[Restricted to a maximum plot ratio of 6.5 and maximum building height of 155mPD]
- Application** : Proposed Minor Relaxation of Building Height (BH) and Plot Ratio (PR) Restrictions for Permitted Public Housing Development

1. Background

On 11.1.2021, the applicant sought planning permission for proposed minor relaxation of BH and PR restrictions for permitted public housing development at the application site (the Site) (**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 22.2.2021, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for a period of one month so as to allow time to prepare further information in response to departmental comments (**Appendix I**).

3. Planning Department's Views

- 3.1 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.
- 3.2 Should the Committee agree to defer a decision on the application, the application will be submitted to the Committee for consideration within 2 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 one 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 to the Committee for consideration at the next meeting.

5. Attachments

Appendix I	Letter dated 22.2.2021 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
FEBRUARY 2021**