

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL/249
(for 1st Deferment)

- Applicant** : Sincere Gold Properties Limited represented by Kenneth To and Associates Limited
- Plan** : Approved Yuen Long OZP No. S/YL/23
- Site** : No. 21 Wang Yip Street West, Yuen Long, New Territories (Yuen Long Town Lot (YLTL) No. 461)
- Site Area** : 3,180m² (about)
- Lease** : YLTL 461
(a) Restricted for industrial/godown or office purposes, or a combination of such uses
(b) Maximum gross floor area of 8,000m²
- Zoning** : “Residential (Group E)1” (“R(E)1”)
- Application** : Proposed Flat, Shop and Services, Eating Place and Public Vehicle Park (excluding container vehicle), and Minor Relaxation of Plot Ratio Restriction

1. Background

On 24.8.2018, the applicant sought planning permission to use the application site (‘the Site’) for a proposed residential development with provision of ‘Shop and Services’, ‘Eating Place’ and ‘Public Vehicle Park (excluding container vehicle)’. Planning permission was also sought for proposed minor relaxation of plot ratio restriction from 5 to 5.141 (+2.82%) (**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 3.10.2018, 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 providing further information in response to departmental and public comments (**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 and public 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

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| Appendix I | Letter dated 3.10.2018 from the applicant's representative |
| Plan A-1 | Location plan |

**PLANNING DEPARTMENT
OCTOBER 2018**