

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

**APPLICATION NO. A/YL/332**

*(for 1<sup>st</sup> Deferment)*

- Applicant** : Star Success International Limited represented by KTA Planning Limited
- Site** : 21-35 Wang Yip Street East, Tung Tau Industrial Area (TTIA), Yuen Long, New Territories (Yuen Long Town Lot (YLTL) No. 362)
- Site Area** : About 7,271m<sup>2</sup>
- Lease** : New Grant No. 3121 subject to Modification Letters  
(a) restricted for non-industrial (excluding godown, hotel and petrol filling station) purposes  
(b) maximum total gross floor area (GFA) of 45,226m<sup>2</sup>, of which the total GFA for private residential purpose shall not exceed 43,626m<sup>2</sup>
- Plan** : Approved Yuen Long Outline Zoning Plan No. S/YL/29
- Zoning** : “Residential (Group E)2” (“R(E)2”)  
*[Restricted to a maximum domestic plot ratio (PR) of 5, a maximum non-domestic PR of 0.22 and a maximum building height (BH) of 85 mPD]*
- Application** : Proposed Minor Relaxation of PR and BH Restrictions for Flat with Shop and Services, Eating Place and Social Welfare Facility Uses

**1. Background**

On 15.5.2026, the applicant sought planning permission for proposed minor relaxation of PR and BH restrictions for flat with shop and services, eating place and social welfare facility uses at the application 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 19.8.2026, 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 in order to allow time for preparation of further information (FI) to address departmental comments (**Appendix I**).

### **3. Planning Department's Views**

- 3.1 The Planning Department has no objection to the request for the first deferment as the justification for deferment meets the criteria as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the deferment would allow the applicant to prepare FI to address outstanding issues.
- 3.2 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 FI from the applicant. If the FI submitted by the applicant is not substantial and could 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 two months for preparation of the submission of FI, 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**  
**Plan A-1**

Letter dated 19.8.2026 from the applicant's representative  
Location Plan

**PLANNING DEPARTMENT**  
**AUGUST 2026**