

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL/283
(for 1st Deferment)

<u>Applicant</u>	:	Hing Kwok Property Investment Limited represented by Anders Surveyors Company Limited
<u>Premises</u>	:	Unit L (Portion), Ground Floor (G/F), Wang Yip Centre, 18 Wang Yip Street East, Yuen Long, New Territories
<u>Floor Area</u>	:	62.4m ² (about)
<u>Lease</u>	:	Yuen Long Town Lot (YLTL) No. 385 held under New Grant No. 3923 - Restricted to industrial or godown purposes or both (excluding offensive trades)
<u>Plan</u>	:	Draft Yuen Long Outline Zoning Plan (OZP) No. S/YL/24
<u>Zoning</u>	:	“Other Specified Uses” annotated “Business” (“OU(B)”) <i>[Restricted to a maximum plot ratio of 5 and a maximum building height of 15 storeys excluding basement(s)]</i>
<u>Application</u>	:	Proposed Shop and Services

1. Background

On 27.8.2021, the applicant sought planning permission to use the application premises (the Premises) for proposed shop and services (**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 11.10.2021, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for 2 months so as to allow time to address 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 meets 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. 33A) in that the applicant needs more time to address the 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 making 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 a period of 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

Appendix I	Letter dated 11.10.2021 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
OCTOBER 2021**