

RNTPC Paper No. A/YL/291
For Consideration by
the Rural and New Town
Planning Committee
on 20.5.2022

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL/291

(for 1st Deferment)

- Applicant** : Tsun Mee Investment (HK) Limited represented by Anders Surveyors Company Limited
- Site** : 8 Wang Yip Street East, Tung Tau Industrial Area, Yuen Long, New Territories (Yuen Long Town Lot No. 387)
- Site Area** : 1,369 m² (about)
- Lease** : New Grant No. 3197 restricted for industrial or godown purposes or both (excluding offensive trades) and maximum gross floor area of 4,107m²
- Plan** : Approved Yuen Long Outline Zoning Plan No. S/YL/25
- Zoning** : “Other Specified Uses” annotated “Business” (“OU(B)”) *[restricted to a maximum plot ratio of 5 and maximum building height of 15 storeys excluding basement(s)]*
- Application** : Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Office and Shop and Services Uses

1. Background

On 22.3.2022, the applicant sought planning permission for proposed minor relaxation of plot ratio restriction for permitted office and shop and services uses 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 16.5.2022, 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 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 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. 33A) in that the deferment would allow the applicant to prepare further information (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 further submission 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 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 for the Committee's consideration at the next meeting.

5. Attachments

Appendix I	Letter dated 16.5.2022 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
MAY 2022**