

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL/303
(for 2nd Deferment)

- Applicants** : Onfine Development Limited, Gainbo Limited, Waygent Investment Limited and Magic Sign Limited
- Site** : Lots 4614 and 4615 RP in D.D. 116, Lots 1753 S.B ss.3 (Part), 1753 S.B RP (Part), 1756 S.A (Part), 1756 RP (Part), 1757, 1758 RP and 1760 RP in D.D. 120, and Adjoining Government Land (GL), Tai Kei Leng, Yuen Long, New Territories
- Site Area** : About 2,540m² (including GL of about 235m² or 9.25%)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Draft Yuen Long Outline Zoning Plan (OZP) No. S/YL/26
- Zoning** : “Residential (Group B)” (“R(B)”) (about 88%); and
[Restricted to a maximum plot ratio of 3.5 and a maximum building height of 25 storeys (excluding basement car park)]
- An area shown as ‘Road’ (about 12%)
- Application** : Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Flat and Proposed Shop and Services Uses

1. Background

- 1.1.1 On 3.4.2023, the applicant sought planning permission for proposed minor relaxation of plot ratio restriction for permitted flat and proposed shop and services uses at the application site (**Plan A-1**).
- 1.1.2 On 19.5.2023, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months, as requested by the applicant, for the applicant to prepare further information (FI) to address departmental comments. On 20.6.2023 and 28.6.2023, the applicant submitted FIs to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 16.8.2023, the applicant 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 prepare 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 second deferment as the justification 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 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 total of four months for preparation of submission of FI. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

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 16.8.2023 from the applicant

Plan A-1 Location Plan

**PLANNING DEPARTMENT
AUGUST 2023**