

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

**APPLICATION NO. A/YL/306**

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

- Applicant** : Dragon Value Investments Limited represented by Llewelyn-Davies Hong Kong Limited
- Premises** : G/F (Part), Transport Plaza, 2-6 Fung Cheung Road, Yuen Long, New Territories
- Total Floor Area of Premises** : About 823m<sup>2</sup>
- Lease** : Yuen Long Town Lot (YLTL) No. 348
- (a) Held under New Grant No. 3071
- (b) The lot shall not be used for any purpose other than the following:
- (i) a multi-storey car park consisting of not less than 765 spaces;
- (ii) a petrol filling station (PFS); and
- (iii) the remaining floor area for non-industrial purpose only, excluding residential
- Plan** : Approved Yuen Long Outline Zoning Plan (OZP) No. S/YL/27 (currently in force)
- Draft Yuen Long OZP No. S/YL/26  
(at the time of submission)  
*[no change to zoning and development restrictions of the application premises]*
- Zoning** : “Other Specified Uses” annotated “Public Car Park and Petrol Filling Station with Ground Floor Retail Shops” (“OU(PCP and PFS with G/F Retail Shops)”) *[Restricted to a maximum plot ratio of 9.5 and a maximum building height of 25 storeys excluding basement(s)]*
- Application** : Proposed Eating Place, Place of Entertainment (Family Entertainment Centre) and School (Tutorial School)

**1. Background**

On 14.6.2023, the applicant sought planning permission for eating place, family entertainment centre and tutorial school at the application premises (**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 15.12.2023, 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 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 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 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 for the Committee's consideration at the next meeting.

**5. Attachments**

<b>Appendix I</b>	Letter dated 15.12.2023 from the applicant's representative
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
DECEMBER 2023**