

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL/314
(for 1st Deferment)

- Applicants** : Chan Ka Kit represented by FiBi International Project Consultancy Company Limited
- Site** : Lot 764 RP (Part) in D.D. 120 and adjoining Government Land (G.L.), Yuen Long, New Territories
- Site Area** : About 213m² (including G.L. of about 129m² or 60.6%)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Yuen Long Outline Zoning Plan (OZP) No. S/YL/27
(currently in force)
- Draft Yuen Long OZP No. S/YL/26
(in force at the time of submission)
- [no change to the zoning and development restrictions for the site]*
- Zoning** : “Government, Institution or Community” (“G/IC”) (about 93.2%); and
[Restricted to a maximum building height (BH) of 8 storeys (excluding basement(s))]
- “Residential (Group B)” (“R(B)”) (about 6.8%)
[Restricted to a maximum plot ratio of 3.5 and a maximum BH of 25 storeys (excluding basement car park)]
- Application** : Proposed Temporary Shop and Services (Real Estate Agency and Project Services) with Ancillary Facilities for a Period of 6 Years

1. Background

On 13.11.2023, the applicant sought planning permission for proposed temporary shop and services (real estate agency and project services) with ancillary facilities for a period of six years 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 3.1.2024, 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. 33B) 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 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 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	Email dated 3.1.2024 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
JANUARY 2024**