

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL/319

(for 2nd Deferment)

- Applicant** : Full Year Limited represented by DeSPACE (International) Limited
- Site** : Lot 3678 in D.D. 120, Yuen Long, New Territories
- Site Area** : About 780 m²
- Lease** : Under New Grant No. 380-387
- Plan** : Approved Yuen Long Outline Zoning Plan (OZP) No. S/YL/27
- Zoning** : “Residential (Group A)” (“R(A)”)
[restricted to a maximum domestic plot ratio of 5 or a maximum non-domestic plot ratio of 9.5 and a maximum building height of 30 storeys excluding basement(s)]
- Application** : Proposed Minor Relaxation of Plot Ratio for Permitted Flat with Shop and Services and Social Welfare Facility Uses

1. Background

- 1.1 On 18.3.2024, the applicant sought planning permission for proposed minor relaxation of plot ratio for permitted flat with shop and services and social welfare facility uses at the application site (the Site) (**Plan A-1**).
- 1.2 On 10.5.2024, 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, to allow time to prepare further information (FI) to address departmental comments. On 17.5.2024, 21.5.2024, 11.6.2024 and 10.7.2024, the applicant submitted FIs to address departmental comments.

2. Request for Deferment

On 25.7.2024, 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 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. 33B) 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 period of four 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 of 25.7.2024 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
AUGUST 2024**