

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL/321

(for 1st Deferment)

- Applicant** : Regal Crown Development Limited represented by Lawson David & Sung Surveyors Limited
- Premises** : 3/F and 7/F, Tower 1, One North, 8 Hong Yip Street, Yuen Long, New Territories
- Total Floor Area of Premises** : About 2,628m²
- Lease** : Yuen Long Town Lot (YLTL) No. 532
(a) New Grant No. 22283 subject to a Modification Letter
(b) restricted for the uses of non-residential purposes excluding hotel, petrol filling station, godown, residential care home and industrial purposes, offensive trades and the use or storage of any dangerous goods.
- Plan** : Approved Yuen Long Outline Zoning Plan (OZP) No. S/YL/27
- Zoning** : “Other Specified Uses” annotated “Business” (“OU(B)”) *[Restricted to a maximum plot ratio (PR) of 5 and a maximum building height (BH) of 15 storeys excluding basement(s)]*
- Application** : Proposed Social Welfare Facility (Excluding those involving Residential Care)

1. Background

On 30.9.2024, the applicant sought planning permission for proposed social welfare facility (excluding those involving residential care) at the application premises (the 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 7.11.2024, 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 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 7.11.2024 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
NOVEMBER 2024**