

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

**APPLICATION NO. A/YL-TYST/950**  
*(for 1<sup>st</sup> Deferment)*

- Applicant** : Protic Limited represented by Llewelyn-Davies Hong Kong Limited
- Site** : Lots 1367, 1372 S.A RP, 1372 S.B RP, 1372 RP, 1373 S.B RP, 1373 S.C RP (Part), 1373 S.E RP, 1373 S.F RP, 1839 S.A, 1839 S.B, 1839 S.C, 1839 S.D, 1839 S.E, 1839 RP, 1937 S.A RP, 1937 S.B RP and 1937 RP in D.D. 121 and Adjoining Government Land (GL), Junction of Tong Yan San Tsuen Road and Ma Fung Ling Road, Yuen Long, New Territories
- Site Area** : 7,530m<sup>2</sup> (about) (including about 1,493m<sup>2</sup> of GL)
- Lease** : (i) Block Government Lease (demised for agricultural use)  
(ii) New Grant Agricultural Lots  
(iii) New Grant Private Lots for Private Residential Purposes
- Plan** : Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/12
- Zoning** : “Residential (Group B) 1” (“R(B)1”)  
[Restricted to maximum plot ratio of 1, maximum site coverage of 40% and maximum building height of 4 storeys over single-storey carpark (15m)]
- Application** : Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Residential Development

**1. Background**

On 30.1.2019, the applicant sought planning permission to use the application site (the Site) for proposed minor relaxation of plot ratio and building height restrictions for permitted residential development (**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 7.3.2019, the applicant’s representative wrote to the Secretary of the Board and

requested the Board to defer making a decision on the application for 2 months so as to allow time to address the departmental comments and public comments (**Appendix I**).

### **3. Planning Department's Views**

3.1 The Planning Department has no objection to the request for deferment as the justifications for deferment meet 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. 33) in that the applicant needs more time to prepare further information in response to departmental comments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.

3.2 Should the Committee agree to defer a decision on the application, the application will be submitted to the Committee for consideration within 2 months upon receipt of further submission from the applicant. If the further information submitted by the applicant is not substantial and can 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 2 months for preparation of submission of further information, 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 to the Committee for consideration at the next meeting.

### **5. Attachments**

<b>Appendix I</b>	Letter received on 7.3.2019 from the applicant's representative
<b>Plan A-1</b>	Location plan

**PLANNING DEPARTMENT  
MARCH 2019**