

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

**APPLICATION NO. A/YL/231**  
***(for 3<sup>rd</sup> Deferment)***

<b><u>Applicant</u></b>	:	Sincere Gold Properties Limited represented by KJL Limited
<b><u>Plan</u></b>	:	Approved Yuen Long OZP No. S/YL/23
<b><u>Site</u></b>	:	No. 21 Wang Yip Street West, Yuen Long, New Territories (Yuen Long Town Lot (YLTL) No. 461)
<b><u>Site Area</u></b>	:	3,180m <sup>2</sup> (about)
<b><u>Lease</u></b>	:	YLTL 461 (a) Restricted for industrial/godown or office purposes, or a combination of such uses (b) Maximum gross floor area of 8,000m <sup>2</sup>
<b><u>Zoning</u></b>	:	“Residential (Group E)1” (“R(E)1”)
<b><u>Application</u></b>	:	Proposed Flat, Shop and Services, Eating Place and Minor Relaxation of Plot Ratio Restriction

**1. Background**

- 1.1 On 12.7.2017, the applicant sought planning permission to use the application site (the Site) for a proposed residential development with provision of ‘Shop and Services’ and ‘Eating Place’ and proposed minor relaxation of plot ratio restriction from 5 to 5.5 (**Plan A-1**).
- 1.2 On 8.9.2017, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer a decision on the application for one month, as requested by the applicant, so as to allow time for providing further information in response to departmental comments.
- 1.3 On 29.9.2017, the applicant wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for one month so as to allow time for providing further information in response to the departmental comments. On 13.10.2017, the Committee agreed to defer a decision on the application for one month as requested by the applicant (**Appendix I**).

- 1.4 On 9.11.2017, 8.12.2017, 13.12.2017 and 10.1.2018, the applicant submitted further information including technical assessments on pedestrian connectivity and existing railway network in connection with the proposed development; revised traffic and road improvement schemes; and revised landscape plans to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

## 2. **Request for Deferment**

On 16.1.2018, 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 so as to allow time to further liaise with concerned departments on their further comments (**Appendix II**).

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

- 3.1 The application has been deferred twice for a total of two months upon the request of the applicant. Since the second deferment on 13.10.2017, the applicant has submitted further information on 9.11.2017, 8.12.2017, 13.12.2017 and 10.1.2018 to address departmental comments. The current request for deferment submitted by the applicant on 16.1.2018 is to allow time for addressing the further departmental comments.
- 3.2 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.
- 3.3 Should the Committee agree to defer making 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 the preparation of submission of further information. Since this is the third deferment, the applicant should also be advised that the Committee has allowed a total of 4 months including the previous deferments 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 dated 27.10.2017 from the Secretary of the Board
<b>Appendix II</b>	Letter dated 16.1.2018 from the applicant's representative
<b>Plan A-1</b>	Location plan

**PLANNING DEPARTMENT  
JANUARY 2018**