

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

**APPLICATION NO. A/YL/249**  
***(for 2<sup>nd</sup> Deferment)***

- Applicant** : Sincere Gold Properties Limited represented by Kenneth To and Associates Limited
- Site** : No. 21 Wang Yip Street West, Yuen Long, New Territories (Yuen Long Town Lot (YLTL) No. 461)
- Site Area** : 3,180m<sup>2</sup> (about)
- Lease** : 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>
- Plan** : Approved Yuen Long Outline Zoning Plan No. S/YL/23
- Zoning** : “Residential (Group E)1” (“R(E)1”)  
*[restricted to a maximum plot ratio of 5, a maximum site coverage of 60% for the lowest two floors (excluding basement(s)) and 30% for the floors above and a maximum building height of 85mPD. Non-building area(s) with a minimum width of 1.5m from the lot boundaries abutting Wang Yip Street West and Tak Yip Street shall be provided. Minor relaxation of the plot ratio, building height, site coverage and non-building area restrictions may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance]*
- Application** : Proposed Flat, Shop and Services, Eating Place and Public Vehicle Park (excluding container vehicle), and Minor Relaxation of Plot Ratio Restriction

**1. Background**

- 1.1 On 24.8.2018, the applicant sought planning permission to use the application site for ‘Flat’ development with provision of ‘Shop and Services’, ‘Eating Place’ and ‘Public Vehicle Park (excluding container vehicle)’. Planning permission was also sought for proposed minor relaxation of plot ratio restriction from 5 to 5.141 (+2.82%) (**Plan A-1**).
- 1.2 On 19.10.2018, 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 two months, as requested by the applicant, so as to allow time for the applicant

to address departmental and public comments (**Appendix I**). On 21.1.2019, the applicant submitted further information and the application is scheduled for consideration by the Committee at this meeting.

## 2. **Request for Deferment**

On 22.2.2019, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months to allow more time for the applicant to address the departmental concerns on urban design aspect (**Appendix II**).

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

- 3.1 The application has been deferred once for a total of 2 months at the request of the applicant. Since the last deferment on 19.10.2018, the applicant has submitted further information on 19.10.2018, 21.11.2018, 22.11.2018, 24.12.2018, 16.1.2019 and 21.1.2019 which included revised traffic impact assessment, environmental assessment, sewerage proposal, road improvement scheme and updated landscape and tree preservation proposal as well as supplementary information on the urban design merits of the proposed development to justify the proposed minor relaxation of plot ratio restriction. The applicant has indicated that more time is needed to address concerned 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 address departmental comments; the deferment period is not indefinite; and that the deferment would not affect the interest of other relevant parties.
- 3.3 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 a maximum period of 2 months for preparation of submission of further information. Since it is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of 4 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 also at the next meeting.

**5. Attachments**

<b>Appendix I</b>	Letter dated 2.11.2018 from the Secretary of the Board
<b>Appendix II</b>	Letter dated 22.2.2019 from the applicant's representative
<b>Plan A-1</b>	Location plan

**PLANNING DEPARTMENT  
MARCH 2019**