

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL/251
(for 2nd Deferment)

<u>Applicant</u>	:	Full Year Limited represented by Million Will Creation Limited
<u>Site</u>	:	8 Yuen Long Pau Cheung Square, Yuen Long, New Territories
<u>Site Area</u>	:	780.779m ²
<u>Lease</u>	:	New Grant No. YL386 (restricted for non-industrial use)
<u>Plan</u>	:	Approved Yuen Long Outline Zoning Plan No. S/YL/23
<u>Zoning</u>	:	“Residential (Group A)” (“R(A)”) <i>[Restricted to a maximum domestic plot ratio (PR) of 5 or a maximum non-domestic PR of 9.5, and a maximum building height of 30 storeys excluding basement(s)]</i>
<u>Application</u>	:	Proposed Office and Shop and Services

1. Background

- 1.1 On 7.11.2018, the applicant sought planning permission for a proposed 19-storey office cum shop and services building (including three basement levels) on the application site (**Plan A-1**).
- 1.2 On 4.1.2019, 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 providing further information in response to departmental comments (**Appendix I**). The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 4.3.2019, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months so as to allow time for preparation of supplementary information to address departmental comments (**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 4.1.2019, the applicant has submitted further information on 30.1.2019 which included a revised traffic impact assessment and justifications for internal transport facilities provision in response to departmental comments. 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 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 a decision on the application, the application will be submitted to the Committee for consideration within two 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 including the previous deferment 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

Appendix I	Letter dated 18.1.2019 from the Secretary of the Board
Appendix II	Letter dated 4.3.2019 from the applicant's representative
Plan A-1	Location plan

**PLANNING DEPARTMENT
MARCH 2019**