

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL/251
(for 3rd Deferment)

<u>Applicant</u>	:	Full Year Limited represented by Million Will Creation Limited
<u>Site</u>	:	Lot 3678 in D.D. 120, 8 Yuen Long Pau Cheung Square, Yuen Long, New Territories
<u>Site Area</u>	:	780.779m ² (about)
<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 (including three basement floors) commercial building mainly for ‘office’ and ‘shop and services’ uses at 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.
- 1.3 On 5.3.2019, the applicant further requested the Committee to defer a decision on the application for two months, so as to allow time for preparation of further information to address departmental comments. On 22.3.2019, the Committee agreed to defer a decision on the application for two months as requested by the applicant pending the submission of further information (**Appendix I**).
- 1.4 On 15.4.2019, 16.5.2019 and 24.6.2019, the applicant submitted further information to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. **Request for Deferment**

On 26.6.2019, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for a further two months so as to allow time for providing further information in response to the departmental comments (**Appendix II**).

3. **Planning Department's Views**

- 3.1 The application has been deferred twice for a total of four months at the request of the applicant. Since the last deferment, the applicant had submitted further information on 15.4.2019, 16.5.2019 and 24.6.2019 to address departmental comments. The current request for deferment submitted is to allow time for addressing 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 further two months for 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 six 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**

- Appendix I** Letter dated 12.4.2019 from the Secretary of the Board
- Appendix II** Letter dated 26.6.2019 from the applicant's representative

Plan A-1

Location plan

**PLANNING DEPARTMENT
JULY 2019**