

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL/253
(for 3rd Deferment)

- Applicant** : Grand Joint Enterprises Limited represented by Lanbase Surveyors Limited
- Site** : 16 Hi Yip Street, Tung Tau Industrial Area, Yuen Long, New Territories (Yuen Long Town Lot (Y.L.T.L.) 443)
- Site Area** : 3,106m² (about)
- Lease** : Y.L.T.L. 443 under New Grant No. 4390
- The lot shall not be used for any purpose other than the following:
- (i) Non-industrial purposes (excluding residential, godown and petrol filling station purposes)
 - (ii) G/F shall not be used for public car park
 - (iii) Restricted to public car park use above G/F
- Plan** : Approved Yuen Long Outline Zoning Plan No. S/YL/23
- Zoning** : “Other Specified Uses” annotated “Public Car Park with Ground Floor Retail Shops (1)”
[Restricted to a maximum plot ratio of 5 and a maximum building height of 15 storeys excluding basement(s)]
- Application** : Proposed Office cum Public Car Park with Retail Shops and Minor Relaxation of Plot Ratio Restriction

1. Background

- 1.1 On 12.11.2018, the applicant sought planning permission to use the application site for a proposed 10-storey office cum public car park building with retail shops and minor relaxation of plot ratio restriction from 5 to 5.75 (**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 including those from the Environmental Protection Department and Planning Department.

- 1.3 On 26.2.2019, the applicant further requested the Committee to defer a decision on the application for two months, so as to allow time for providing further information in response to departmental comments. On 8.3.2019, 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 6.5.2019, 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 17.6.2019, 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 including "response-to-comments" and photomontages 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 6.5.2019 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 22.3.2019 from the Secretary of the Board
Appendix II	Letter dated 17.6.2019 from the applicant's representative
Plan A-1	Location plan

**PLANNING DEPARTMENT
JULY 2019**