

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL/253
(for 2nd 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 (**Appendix I**). The application is originally scheduled for consideration by the Committee at its meeting on 22.3.2019.

2. Request for Deferment

On 26.2.2019, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for a further 2 months so as to allow time for providing further information including a set of revised layout plan, traffic data, and photomontage in response to departmental comments (**Appendix II**).

3. Planning Department's Views

- 3.1 Upon circulation of the application for departmental comments, there were comments including traffic, environmental and visual aspects that the applicant needs to address. The applicant has indicated that more time is needed for preparation of further information 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 26.2.2019 from the applicant's representative
Plan A-1	Location plan

**PLANNING DEPARTMENT
MARCH 2019**