

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL/259
(for 2nd Deferment)

- Applicant** : Star Success International Limited represented by Lanbase Surveyors Limited
- Site** : 21-35 Wang Yip Street East, Tung Tau Industrial Area, Yuen Long, New Territories (Yuen Long Town Lot No. 362)
- Site Area** : 7,271m² (about)
- Lease** : New Grant No. YL3121 and modified by a Modification Letter
(a) Restricted for industrial or godown purposes, or both (excluding offensive trades)
(b) Maximum gross floor area of 36,355m² (equivalent to plot ratio (PR) of 5)
- Plan** : Approved Yuen Long Outline Zoning Plan (OZP) No. S/YL/23
- Zoning** : “Other Specified Uses” annotated “Business” (“OU(B)”)
[Restricted to a maximum PR of 5 and a maximum building height (BH) of 15 storeys excluding basement(s), or the PR and height of the existing building, whichever is the greater. Minor relaxation of the PR and BH restrictions may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance]
- Application** : Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Office, Shop and Services and Eating Place Uses

1. Background

- 1.1 On 14.8.2019, the applicant sought planning permission for minor relaxation of PR restriction from 5 to 6 (i.e. +20%) for redevelopment of the existing industrial building (**Plan A-1**) for a permitted 15-storey commercial building with ‘office’, ‘eating place’ and ‘shop and services’ uses.
- 1.2 On 4.10.2019, 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 2 months, as requested by the applicant, so as to allow time for the applicant to prepare further information in response to departmental comments. On 3.12.2019, 10.12.2019, 24.12.2019 and 27.12.2019, the applicant submitted further

information and the application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 6.1.2020, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for 2 months so as to allow time to prepare further information in response to the comments from the Transport Department and the Planning Department (**Appendix I**).

3. Planning Department's Views

- 3.1 The application has been deferred once for 2 months at the request of the applicant. Since the last deferment on 4.10.2019, the applicant has submitted further information including revised layout plans, landscape proposal, photomontages, and traffic impact assessment as well as clarifications on the number of parking spaces, completion year of the proposed development and the width of the proposed setback areas. 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 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 at the next meeting.

5. Attachments

Appendix I Letter received by the Board on 6.1.2020 from the applicant's representative

Plan A-1 Location plan

**PLANNING DEPARTMENT
JANUARY 2020**