

RNTPC Paper No. A/YL-MP/287
For Consideration by
the Rural and New Town
Planning Committee
on 13.12.2019

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

APPLICATION NO. A/YL-MP/287
(for 1st Deferment)

- Applicant** : Glory Queen Limited represented by Vision Planning Consultants Limited
- Site** : Lots 3207 RP, 3209 RP, 3220 RP, 3221 RP, 3224 RP, 3225 S.A RP, 3225 S.C RP, 3225 RP, 3226 S.A RP, 3226 RP, 3228, 3229, 3230 RP, 3250 S.B ss.21 RP, 3250 S.B ss.33 S.B, 3250 S.B ss.40 S.A RP, 3250 S.B ss.40 RP and 4658 RP in D.D. 104 and Adjoining Government Land, Mai Po, Yuen Long
- Site Area** : About 37,702 m² (includes Government Land of about 7,277 m²)
- Lease** : Block Government Lease (demised for agricultural use) or New Grant
- Plan** : Approved Mai Po and Fairview Park Outline Zoning Plan (OZP) No. S/YL-MP/6
- Zoning** : “Residential (Group D)”
- Application** : Proposed House Development with Minor Relaxation of Building Height (BH) Restriction, Filling of Pond/Land, and Excavation of Land

1. Background

On 15.10.2019, the applicant submitted an application to seek planning permission to use the application site (the Site) for proposed house development with minor relaxation of BH restriction from 6m to 6.6m, filling of pond/land, and excavation of land (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) on 13.12.2019.

2. Request for Deferment

On 2.12.2019, the applicant’s agent wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the application to allow two months’ time for the applicant to address comments from departments (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for deferment as the justification for deferment meets 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 (FI) in response to comments from Government departments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.
- 3.2 Should the Committee agree to defer making a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of FI from the applicant. If the FI 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 two months for preparation of submission of FI, and no further deferment would be granted unless under very special circumstance.

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

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| Appendix I | Letter dated 2.12.2019 from the applicant's agent |
| Plan A-1 | Location Plan |

**PLANNING DEPARTMENT
DECEMBER 2019**