

RNTPC Paper No. A/YL-PS/565B
For Consideration by
the Rural and New Town
Planning Committee
on 16.8.2019

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-PS/565
(for 3rd Deferment)

- Applicant** : Maxhero Limited represented by Vision Planning Consultants Limited
- Site** : Lots 661 RP, 665 RP, 676 RP, 677 RP, 678 RP, 679 RP, 680 RP, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 702 RP, 703, 704, 705 RP, 720 RP, 721, 722 RP, 723, 724 RP, 734 RP, 735 RP, 736 RP, 737 RP, 739 S.A, 739 S.B, 740 RP, 741, 742 RP, 743, 744 RP, 745, 746, 747 S.A, 747 S.B, 747 S.C, 747 RP, 748, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 763 S.A, 763 RP, 764, 765, 766, 767, 768, 771, 772 S.B, 772 S.D, 811, 812, 813, 814 RP, 894 RP, 895, 896, 897, 898, 899 S.A, 899 RP, 900, 901, 902, 903, 904, 940 RP, 941 RP, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954 RP, 955 RP, 956 RP, 966 RP, 967, 968, 969, 970, 971 RP, 973 RP, 1299 RP, 1302 RP, 1589 RP in D.D. 122 and adjoining Government Land, North of Long Ping Road and Long Tin Road, Ping Shan, Yuen Long, New Territories
- Site Area** : About 84,724 m² (including government land of about 13,840 m²)
- Lease** : Lot 941 RP in D.D. 122
- Block Government Lease demised as agricultural uses subject to a building licence
- Lot 1589 RP in D.D. 122
- Tai Po New Grant No. 7565 demised as agricultural uses
- Other Lots
- Block Government Lease demised as agricultural uses
- Plan** : Draft Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/17
(at the time of submission)
- Approved Ping Shan OZP No. S/YL-PS/18
(currently in force)
- Zoning** : “Comprehensive Development Area” (“CDA”) (no change to zoning)
[Restricted to maximum plot ratio of 0.4 and maximum building height of 3 storeys including car park]
- Application** : Proposed Residential Development (Flat and House)

1. **Background**

- 1.1 On 26.6.2018, the applicant sought planning permission for proposed residential development (flat and house) at the application site (the Site) (**Plan A-1**).
- 1.2 On 17.8.2018, 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 to prepare further information (FI) to address departmental and public comments.
- 1.3 On 21.2.2019, the applicant further requested the Committee to defer a decision on the application for two months in order to allow time to prepare FI to address further comments raised by relevant departments. On 8.3.2019, the Committee agreed to defer a decision on the application as requested by the applicant (**Appendix I**).
- 1.4 On 18.10.2018, 22.11.2018, 10.1.2019, 10.5.2019 and 19.6.2019, the applicant submitted five FIs, including revised Traffic Impact Assessment, revised Environmental Assessment and responses to comments, to address the departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. **Request for Deferment**

On 2.8.2019, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months so as to allow time for preparation of FI to address further comments raised by relevant government departments, including the Transport Department (TD) and the Environmental Protection Department (EPD) (**Appendix II**).

3. **Planning Department's Views**

- 3.1 The application has been deferred twice for a total of four months upon the requests of the applicant. Since the last deferment, the applicant had submitted a number of FIs to address departmental comments. The current request for deferment submitted by the applicant on 2.8.2019 is to allow time for preparing FI to address further comments of TD and EPD.
- 3.2 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 time to prepare FI 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 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 a further two months for the preparation of submission of FI. Since it is the third deferment of the application, the applicant should be advised that the Committee has allowed a total of six months (including the previous deferments) for preparation of submission of FI, 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 of 22.3.2019 from the Secretary of the Board
Appendix II	Letter of 2.8.2019 from the applicant's representative requesting for deferment
Plan A-1	Location plan

**PLANNING DEPARTMENT
AUGUST 2019**