

RNTPC Paper No. A/YL-PS/565A  
For Consideration by  
the Rural and New Town  
Planning Committee  
on 8.3.2019

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

**APPLICATION NO. A/YL-PS/565**  
*(for 2<sup>nd</sup> 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 m<sup>2</sup> (including government land of about 13,840 m<sup>2</sup>)
- 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**). 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.
- 1.2 On 18.10.2018, 22.11.2018 and 10.1.2019, the applicant submitted FIs to address the comments from the Planning Department, the Architectural Services Department, the Environmental Protection Department, the Drainage Services Department, the Transport Department and the Highways Department respectively. The application is scheduled for consideration by the Committee at this meeting.

## 2. **Request for Deferment**

On 21.2.2019, the applicant 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 (**Appendix I**).

## 3. **Planning Department's Views**

- 3.1 The application has been deferred once for two months at the request of the applicant to allow time to address departmental comments received on the application. Since the last deferment on 17.8.2018, the applicant has submitted FIs providing responses to departmental comments. The applicant needs more time to address further comments raised by relevant government departments.
- 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. Since it is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of four months (including the previous deferment) 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 21.2.2019 from the applicant's representative requesting for deferment

**Plan A-1**                         Location plan

**PLANNING DEPARTMENT  
MARCH 2019**