

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-NTM/377
(for 1st Deferment)

- Applicant** : East Star International Holdings Limited, Golden Swallow Holdings Limited and Sino Plastic Enterprise Limited represented by Aikon Development Consultancy Limited
- Site** : Lots 2572 RP, 2573, 2578 in D.D. 104 and Adjoining Government Land (GL), Ngau Tam Mei, Yuen Long
- Site Area** : About 1,544.7 m² (including GL of about 38.2 m²)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Ngau Tam Mei Outline Zoning Plan (OZP) No. S/YL-NTM/12
- Zoning** : “Residential (Group D)” (“R(D)”)
- Application** : Proposed House and Minor Relaxation of Building Height Restriction

1. Background

On 29.10.2018, the applicant submitted an application for proposed house and minor relaxation of building height restriction at the application site (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) on 21.12.2018.

2. Request for Deferment

On 7.12.2018, 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 in order to allow two months’ time for the applicant to prepare further information to address departmental comments including those from the Geotechnical Engineering Office of Civil Engineering and Development Department and the Transport Department (**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 in response to departmental comments, 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 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 two 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 dated 7.12.2018 from the applicant's agent
Plan A-1	Location Plan

**PLANNING DEPARTMENT
DECEMBER 2018**