

RNTPC Paper No. A/YL-PS/642
For Consideration by
the Rural and New Town
Planning Committee
on 10.9.2021

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-PS/642
(for 1st Deferment)

- Applicant** : Maxhero Limited represented by Vision Planning Consultants Limited
- Site** : Various Lots in D.D. 122 and adjoining Government Land (GL), North of Long Ping Road and Long Tin Road, Ping Shan, Yuen Long, New Territories
- Site Area** : About 84,724 m² (including GL of about 13,840 m² (about 16.3%))
- Lease** : (a) Private Lots (about 70,884m² or 83.7% of the application site)
- Block Government Lease demised for agricultural uses, except Lot 941 in D.D. 122 subject to a building licence and Lot 1589 RP in D.D. 122 under Tai Po New Grant No. 7565 demised for agricultural uses

(b) GL
- Plan** : Draft Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/19
- Zoning** : “Comprehensive Development Area” (“CDA”)
[Restricted to a maximum plot ratio of 0.4 and a maximum building height of 3 storeys including car park]
- Application** : Proposed Residential Development (Houses)

1. Background

On 23.7.2021, the applicant sought planning permission for proposed residential development (houses) at the application site (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting.

2. Request for Deferment

On 25.8.2021, 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 further information (FI) to address departmental comments (**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. 33A¹) in that the applicant needs more time to prepare FI to address 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 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 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 25.8.2021 from the applicant's representative
Plan A-1	Location plan

**PLANNING DEPARTMENT
SEPTEMBER 2021**

¹ The number of deferments to be granted stipulated under TPB PG-No.33A is not applicable to this application which was received before the promulgation of the revised guidelines on 24.8.2021.