

RNTPC Paper No. A/YL-TT/510B  
For Consideration by  
the Rural and New Town  
Planning Committee  
on 25.6.2021

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

**APPLICATION NO. A/YL-TT/510**  
***(for 3<sup>rd</sup> Deferment)***

<b><u>Applicant</u></b>	:	Top Gate International Holdings Limited represented by Ms. CHENG Yin Fong
<b><u>Site</u></b>	:	Lots 4989 RP, 4990 and 4991 in D.D. 116, Shung Ching San Tsuen, Tai Tong, Yuen Long, New Territories
<b><u>Site Area</u></b>	:	1,712.9 m <sup>2</sup>
<b><u>Lease</u></b>	:	Block Government Lease (mainly demised for agricultural use with a minor portion of Lot 4990 in D.D. 116 for building purpose)
<b><u>Plan</u></b>	:	Draft Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/17
<b><u>Zoning</u></b>	:	“Residential (Group D)” (“R(D)”) <i>[Restricted to a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m)]</i>
<b><u>Application</u></b>	:	Proposed Houses

**1. Background**

- 1.1 On 9.11.2020, the applicant sought planning permission to use the application site (the Site) for proposed houses (**Plan A-1**). On 8.1.2021 and 30.4.2021, 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 2 months each as requested by the applicant so as to allow time to address departmental comments.
- 1.2 On 4.5.2021, the applicant submitted further information and the application is scheduled for consideration by the Committee at this meeting

**2. Request for Deferment**

On 21.6.2021, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for 2 months so as to allow time to address departmental comments (**Appendix I**).

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

- 3.1 The application has been deferred twice for a total of 4 months at the request of the applicant. Since the last deferment, the applicant has submitted a number of further information to address departmental comments. The applicant has indicated that more time is needed for the preparation of further information in response to the comments of the Environmental Protection Department.
- 3.2 The Planning Department has no objection to the request for deferment as the justifications for deferment meet 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.
- 3.3 Should the Committee agree to defer making a decision on the application, the application will be submitted to the Committee for consideration within 2 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 a further period of 2 months for preparation of submission of further information. Since this is the third deferment, the applicant should also be advised that the Committee has allowed a total of 6 months including the previous deferments for preparation 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**

<b>Appendix I</b>	Letter dated 21.6.2021 from the applicant's representative
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
JUNE 2021**