

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

**APPLICATION NO. A/YL-NSW/267**  
***(for 2<sup>nd</sup> Deferment)***

- Applicant** : Perfect Growth International Limited represented by PlanPlus Consultancy
- Site** : Lots 693 RP, 694 RP, 698 S.B., 1272 RP and 1283 in D.D. 115 and Adjoining Government Land (GL), Small Traders New Village, Nam Sang Wai, Yuen Long (including Part of Former Small Traders New Village Public School)
- Site Area** : About 9,630m<sup>2</sup> (including GL of about 1,786m<sup>2</sup>)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/8
- Zoning** : “Undetermined” (“U”)
- Application** : Proposed Private Secondary School and Residential Institution

**1. Background**

- 1.1 On 4.10.2018, the applicant submitted an application for proposed private secondary school and residential institution at the application site (**Plan A-1**). On 16.11.2018, the Rural and New Town Planning Committee (the Committee) agreed to defer making a decision on the application, as requested by the applicant, to allow two months’ time for the applicant to prepare further information (FI) to address the comments of relevant Government departments.
- 1.2 On 16.1.2019 and 26.2.2019, the applicant submitted revised Ecological Review Report, revised Environmental Assessment, revised Sewerage Impact Assessment, revised Drainage Impact Assessment, revised architectural drawings, and tables of responses to departmental and public comments. The application is scheduled for consideration by the Committee on 12.4.2019.

**2. Request for Deferment**

On 2.4.2019, 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 FI including relevant technical assessments to address the concerns of relevant government departments (**Appendix I**).

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

- 3.1 The application has been deferred once at the request of the applicant to allow 2 months' time for preparation of FI to address departmental comments. Since the first deferment on 16.11.2018, the applicant submitted FIs on 16.1.2019 and 26.2.2019 in response to the departmental and public comments as detailed in para. 1.2 above. However, the applicant needs more time to prepare FI to address further comments received from concerned 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 more 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 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 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 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**

<b>Appendix I</b>	Letter dated 2.4.2019 from the applicant's agent
<b>Plan A-1</b>	Location Plan