

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-NTM/372
(for 2nd Deferment)

<u>Applicants</u>	: Wan Yip Industrial Limited and Sino-tech Industrial Limited represented by Aikon Development Consultancy Limited
<u>Site</u>	: Lots 1217 S.A RP and 1217 S.B RP in D.D. 104 and Adjoining Government Land (GL), Ngau Tam Mei, Yuen Long
<u>Site Area</u>	: about 1,364.5m ² (including GL of about 31.8m ²)
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Approved Ngau Tam Mei Outline Zoning Plan (OZP) No. S/YL-NTM/12
<u>Zoning</u>	: “Residential (Group D)” (“R(D)”)
<u>Application</u>	: Proposed Houses

1. Background

- 1.1 The applicants seek planning permission for proposed houses at the application site (**Plan A-1**). On 2.11.2018, the Rural and New Town Planning Committee (the Committee) agreed to defer making a decision on the application, as requested by the applicants, to allow two months’ time for the applicants to prepare further information (FI) to address the comments of relevant Government departments.
- 1.2 On 14.12.2018, the applicants submitted revised master layout plan and floor plans, a new geotechnical planning review report, swept path analysis, and a table of responses to address comments of Leisure and Cultural Services Department (LCSD), Geotechnical Engineering Office (GEO) of Civil Engineering and Development Department (CEDD) and Transport Department (TD). The application is scheduled for consideration by the Committee on 1.2.2019.

2. Request for Deferment

On 30.1.2019, the applicants’ 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 one month’s time for the applicants to prepare FI to address further comments

received from concerned departments on the proposed layout and site conditions (**Appendix I**).

3. Planning Department's Views

- 3.1 The application has been deferred once at the request of the applicants to allow 2 months' time for preparation of FI to address departmental comments. Since the first deferment on 2.11.2018, the applicants submitted FI on 14.12.2018 in response to the comments of LCSD, GEO of CEDD and TD. However, the applicants need more time to prepare FI to address the further comments received from 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 applicants need 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 FI from the applicants. If the FI submitted by the applicants 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 applicants should be advised that the Committee has allowed a total of three 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 applicants' 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 30.1.2019 from the applicants' agent
Plan A-1	Location Plan