

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-NSW/349
(for 2nd Deferment)

- Applicant** : Right Top Limited, Hill Win Development Limited, Parkview Investment Limited and City Top Investment Development Limited represented by DeSPACE (International) Limited
- Site** : Lots 3670 RP (Part), 3671 RP (Part), 3672 RP (Part) and 3673 RP (Part) in and D.D. 104 and Adjoining Government Land (GL), Nam Sang Wai, Yuen Long
- Site Area** : About 1,845m² (Including GL of about 305m² or about 16.5%)
- Lease:** : Block Government Lease (demised for agricultural use)
- Plan** : Draft Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/11
(currently in force)

Approved Nam Sang Wai OZP No. S/YL-NSW/10
(at the time of submission)
- Zoning** : "Village Type Development" ("V")
[restricted to a maximum building height of 3 storeys (8.23m)]
(no change on current OZP)
- Application** : Proposed Social Welfare Facility (Residential Care Home for the Elderly)

1. Background

- 1.1 On 28.5.2025, the applicant sought planning permission for proposed social welfare facility (residential care home for the elderly) at the application site (**Plan A-1**).
- 1.2 On 19.9.2025, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months as requested by the applicant, in order to allow time for preparation of further information (FI) to address departmental comments. On 17.10.2025 and 19.11.2025, the applicant's representative submitted FIs to address departmental comments. The application is scheduled for consideration by the Committee on 9.1.2026.

2. Request for Deferment

On 15.12.2025, 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 FI to address departmental comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for the second 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, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the deferment would allow the applicant to prepare FI to address outstanding issue(s).
- 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 FI from the applicant. If the FI submitted by the applicant is not substantial and could 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 total of four months for preparation of the submission of FI. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

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 for the Committee's consideration at the next meeting.

5. Attachments

Appendix I	Letter dated 16.12.2025 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
DECEMBER 2025**