

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-NSW/275
(for 2nd Deferment)

<u>Applicants</u>	: Top Field International Limited, Ideal Ace International Limited and Winghing Investments Limited represented by Ove Arup & Partners Hong Kong Limited
<u>Site</u>	: Various Lots in D.D. 103 and D.D. 115, Nam Sang Wai, Yuen Long
<u>Site Area</u>	: About 53,584 m ²
<u>Lease</u>	: Block Government Lease or new grant
<u>Plan</u>	: Approved Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/8
<u>Zoning</u>	: “Undetermined” (“U”)
<u>Application</u>	: Proposed Comprehensive Residential Development

1. Background

- 1.1 On 29.11.2019, the applicant submitted an application for proposed comprehensive residential development at the application site (**Plan A-1**). On 17.1.2020, 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, as requested by the applicant, to allow two months’ time for the applicant to prepare Further Information (FI) to address departmental comments.
- 1.2 On 17.3.2020, 6.5.2020, 22.6.2020, 14.8.2020, 5.10.2020, 30.11.2020, 14.1.2021 and 3.3.2021, the applicant submitted FIs, including new or revised geotechnical planning review report, public transport assessment, air ventilation assessment, water supply impact assessment, traffic impact assessment, sewerage impact assessment, broad technical assessment on rail capacity of MTR West Rail Line, environmental assessment; replacement pages of landscape proposal and tree survey; and responses to address departmental comments. The application is scheduled for consideration by the Committee on 30.4.2021.

2. Request for Deferment

On 22.4.2021, the applicant's representative wrote to the Secretary of 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 to address departmental comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The application has been deferred once for two months at the request of the applicant to allow time for preparation of FI to address departmental comments. Since the first deferment on 17.1.2020, the applicant has submitted FI as detailed in paragraph 1.2 above in response to departmental comments. However, the applicant has indicated that more time is required to prepare FI to address further comments from relevant 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 to address departmental comments, the deferment period is not indefinite and the deferment would not affect the right or 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 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

Appendix I
Plan A-1

Letter dated 22.4.2021 from the applicant's representative
Location Plan