

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-NSW/293
(for 1st Deferment)

<u>Applicant</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 No. S/YL-NSW/8
<u>Zoning</u>	: “Undetermined” (“U”)
<u>Application</u>	: Proposed Comprehensive Residential Development with Commercial Uses and Social Welfare Facilities

1. Background

On 6.10.2021, the applicants submitted the application to seek planning permission for proposed comprehensive residential development with commercial uses and social welfare facilities at the application site (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) at this meeting.

2. Request for Deferment

On 21.11.2022, the applicants’ representative wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the application for two months so as to allow more time to prepare further information (FI) to address departmental comments (**Appendix I**).

3. Planning Department’s Views

3.1 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. 33A) in that the deferment would allow the applicant to prepare FI to address outstanding issues.

- 3.2 Should the Committee agree to defer a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of further information from the applicant. 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. The applicants should be advised that the Committee has allowed two months for preparation of the 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 for the Committee's consideration at the next meeting.

5. Attachments

Appendix I	Letter dated 21.11.2022 from the applicants' representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
NOVEMBER 2022**