

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-NTM/477
(for 2nd Deferment)

- Applicants** : Wan Yip Industrial Limited and Sino-tech Industrial Limited represented by Aikon Development Consultancy Limited
- Site** : Lots 1217 S.A RP and 1217 S.B RP in D.D. 104 and Adjoining Government Land (GL), Ngau Tam Mei, Yuen Long
- Site Area** : About 1,565.36m² (including GL of about 257m² (about 16.42%))
- Lease:** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Ngau Tam Mei Outline Zoning Plan (OZP) No. S/YL-NTM/14
(currently in force)
- Draft Ngau Tam Mei OZP No. S/YL-NTM/13
(at the time of submission)
- [the zoning and development restrictions of the application site remain unchanged on OZP No. S/YL-NTM/14]
- Zoning** : “Residential (Group D)”
- Application** : Proposed Houses and Minor Relaxation of Plot Ratio and Building Height Restrictions

1. Background

- 1.1 On 15.8.2024, the applicants sought planning permission for proposed houses and minor relaxation of plot ratio and building height restrictions at the application site (**Plan A-1**).
- 1.2 On 4.10.2024, 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 applicants, in order to allow time for preparation of further information (FI) to address departmental comments.
- 1.3 On 4.12.2024, the applicants submitted FI to address departmental comments. The application is scheduled for consideration by the Committee of the Board at this meeting.

2. **Request for Deferment**

On 13.1.2025, the applicants' representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months in order 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 justifications for deferment meet 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 applicants 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 FI from the applicants. If the FI submitted by the applicants 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 applicants 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 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 13.1.2025 from the applicants' representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
JANUARY 2025**