

APPLICATION FOR AMENDMENT OF PLAN
UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. Y/YL-NSW/7
(for 2nd Deferment)

<u>Applicant</u>	: Infinity View Limited and Planet Universal Limited represented by KTA Planning Limited
<u>Plan</u>	: Approved Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/8
<u>Application Site</u>	: Various Lots in D.D. 104 and adjoining Government land (GL), Wing Kei Tsuen, Nam Sang Wai, Yuen Long
<u>Site Area</u>	: About 68,385 m ² (including about 6,073 m ² of GL)
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Zoning</u>	: “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” (“OU(CDWRA)”) [Restricted to a maximum plot ratio of 0.4 and a maximum building height of 6 storeys including car park]
<u>Proposed Amendment</u>	: To rezone the application site from “OU(CDWRA)” to “OU(CDWRA)1” [Restricted to a maximum domestic plot ratio of 1.5, a maximum non-domestic plot ratio of 0.048 and a maximum building height of 15 storeys (or 53.95mPD) excluding basement carpark]

1. Background

- 1.1 On 6.10.2021, the applicants submitted the application to amend the application site (**Plan A-1**) from “OU(CDWRA)” to “OU(CDWRA)1” to facilitate a proposed comprehensive residential development with wetland restoration area with a maximum domestic plot ratio of 1.5, a maximum non-domestic plot ratio of 0.048 and a maximum building height of 15 storeys (or 53.95mPD) excluding basement carpark.
- 1.2 On 21.4.2023, 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, to allow more time to prepare further information (FI) to address departmental comments.

- 1.3 On 10.5.2023 and 24.7.2023, the applicants submitted FIs to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 5.10.2023, 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 so as to allow more time to prepare 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, 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 three months upon receipt of further information 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. The applicants should be advised that the Committee has allowed a total period 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 for the Committee's consideration at the next meeting.

5. Attachments

Appendix I	Letter dated 5.10.2023 from the applicants' representative
Plan Z-1	Location Plan

**PLANNING DEPARTMENT
OCTOBER 2023**