

APPLICATION FOR PERMISSION
UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. Y/YL-NSW/9
(for 1st Deferment)

- Applicant** : Bright Strong Limited represented by Llewelyn-Davies Hong Kong Limited
- Site** : Lots 1910 RP (Part) and 1743 S.C RP (Part) in D.D. 107 and Adjoining Government Land (GL), West of Castle Peak Road – Tam Mi, Yuen Long
- Site Area** : About 81,550m² (including GL of about 15,714m² (about 19.3% of the site))
- Lease:** : Block Government Lease (demised for agricultural use)
- Plan** : Draft Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/9 (currently in force)
- Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8 (at the time of submission)
- Zoning** : “Industrial (Group D)” (“I(D)”) (*about 38%*)
[*Restricted to a maximum plot ratio (PR) of 1.6, a maximum site coverage (SC) of 80% and a maximum building height (BH) of 13m*]
- “Open Storage” (“OS”) (*about 60%*)
- Area shown as ‘Road’ (*about 2%*)
[*no change on the current OZP*]
- Application** : To rezone the application site from “I(D)”, “OS” and area shown as ‘Road’ to “Residential (Group E)” (“R(E)”) [*Schedule I: for open air development or Restricted to a maximum domestic PR of 2.73, a maximum BH of 115mPD;*
Schedule II : Restricted to a maximum non-domestic GFA of 13,700m² and a maximum BH of 15mPD]

1. Background

On 21.4.2022, the applicant submitted the current application for rezoning the application site from “I(D)”, “OS” and area shown as ‘Road’ to “R(E)” (**Plan Z-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting.

2. Request for Deferment

On 6.2.2025, 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 in order to allow time for preparation of 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 the first 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. 33A) in that the deferment would allow the applicant to prepare FI to address outstanding issue(s).
- 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 FI from the applicant. If the FI 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 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 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 6.2.2025 from the applicant's representative
Plan Z-1	Location Plan

**PLANNING DEPARTMENT
FEBRUARY 2025**