

TOWN PLANNING BOARD

TPB Paper No. 10981

**For Consideration by
the Town Planning Board on 23.8.2024**

**REVIEW OF APPLICATION NO. A/YL-NSW/293
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE**

**Proposed Comprehensive Residential Development with Commercial Uses
and Social Welfare Facilities
in “Undetermined” Zone**

Various Lots in D.D. 103 and D.D. 115, Nam Sang Wai, Yuen Long

REVIEW OF APPLICATION NO. A/YL-NSW/293
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE

(for 2nd Deferment)

<u>Applicant</u>	:	Top Field International Limited and Ideal Ace International 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>Land Status</u>	:	Block Government Lease or New Grant
<u>Plan</u>	:	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)
<u>Zoning</u>	:	“Undetermined” (“U”) <i>[no change on the current OZP]</i>
<u>Application</u>	:	Proposed Comprehensive Residential Development with Commercial Uses and Social Welfare Facilities
<u>RNTPC’s Decision</u>	:	Rejected on 3.2.2023
<u>Subject of Review</u>	:	To review the Rural and New Town Planning Committee (the Committee)’s decision to reject the application

1 Background

- 1.1 On 6.10.2021, the applicants sought planning permission for proposed comprehensive residential development with commercial uses and social welfare facilities under section 16 of the pre-amended Town Planning Ordinance (the pre-amended Ordinance) ¹(**Plan R-1**). On 3.2.2023, the Committee of the Town Planning Board (the Board) decided to reject the application.

¹ The “pre-amended Ordinance” refers to the Town Planning Ordinance as in force immediately before 1.9.2023.

- 1.2 On 20.2.2023, the applicants applied, under Section 17(1) of the pre-amended Ordinance for a review on the Committee's decision to reject the application.
- 1.3 On 22.3.2024, the Town Planning Board (the Board) agreed to defer making a decision on the application for two months as requested by the applicant, to allow time for the applicants to prepare further information (FI) to address departmental comments.
- 1.4 On 23.5.2024, the applicant submitted FI to address departmental comments and provide more justifications to support the application. The application is scheduled for consideration by the Board at this meeting.

2 Request for Deferment

On 6.8.2024, 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 for further consultation with Government departments and preparation of FI to address departmental comments (**Annex A**).

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 meet 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 further information to address departmental comments.
- 3.2 Should the Board agree to defer a decision on the application, the application will be submitted to the Board for consideration within three 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 Board's consideration. The applicants should be advised that the Board 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 Board 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 Board for consideration at the next meeting.

5 Attachments

Annex A	Letter dated 6.8.2024 from the Applicants' Representative
Plan R-1	Location Plan

**PLANNING DEPARTMENT
AUGUST 2024**