

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-NSW/274
(for 2nd Deferment)

- Applicant** : Richduty Development Limited represented by Llewelyn-Davies Hong Kong Limited
- Site** : Lots 592 S.C ss.1 S.A, 592 S.C ss.4 and 1252 S.C in D.D. 115, Tung Shing Lei, Yuen Long
- Site Area** : 32,711 m² (about)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/8
- Zoning** : “Undetermined” (“U”)
- Application** : Proposed Residential (Flat) and Community Hub (Shop and Services, Eating Place, School, Place of Recreation, Sports or Culture and Public Transport Terminus) Development

1. Background

- 1.1 On 27.9.2019, the applicant submitted an application for proposed residential (flat) and community hub (shop and services, eating place, school, place of recreation, sports or culture and public transport terminus) development at the application site (**Plan A-1**). On 15.11.2019, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer a decision on the application, as requested by the applicant, to allow two months’ time for the applicant to prepare further information (FI) to address departmental comments.
- 1.2 On 15.1.2020, 10.2.2020, 4.3.2020, 10.3.2020, 14.4.2020, 4.6.2020 and 27.8.2020, the applicant submitted FIs, including revised air ventilation impact assessment, traffic impact assessment, visual impact assessment, water supply impact assessment, sewerage impact assessment, environmental assessment, ecological impact assessment, landscape master plan as well as revised Master Layout Plan and floor and section plans, to address departmental comments. The application is scheduled for consideration by the Committee on 23.10.2020.

2. **Request for Deferment**

On 15.10.2020, the applicant's representative wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the application in order to allow two months' time for the applicant to prepare FI to address departmental comments (**Appendix I**).

3. **Planning Department's Views**

- 3.1 The applicant has been deferred once for two months at the request of the applicant to allow time for preparation of FI to address departmental comments. Since the first deferment on 15.11.2019, the applicant submitted FIs as detailed in paragraph 1.2 above in response to departmental comments. However, the applicant needs more time to prepare FIs to address further comments from relevant Government departments.
- 3.2 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. 33) in that the applicant needs more time to prepare FI to address departmental comments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.
- 3.3 Should the Committee agree to defer making a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of FI from the applicant. If the FI submitted by the applicant 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. Since it is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of four months for preparation of 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 to the Committee for consideration at the next meeting.

5. **Attachments**

Appendix I	Letter dated 15.10.2020 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
OCTOBER 2020**