

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-NSW/270
(for 1st Deferment)

- Applicant** : Rich Valley Limited represented by Kenneth To and Associates Limited
- Site** : Lots 3719 S.C RP and 3681 in D.D. 104 and Adjoining Government Land (GL), Kam Pok Road, Nam Sang Wai, Yuen Long
- Site Area** : About 10,825.9 m² (including GL of about 71 m² (0.7%))
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/8
- Zoning** : ““Other Specified Uses’ annotated ‘Comprehensive Development to include Wetland Restoration Area’” (“OU(CDWRA)”) and “Residential (Group D)” (“R(D)”)
- Application** : Proposed House cum Wetland Restoration Area (for Aquaculture Research and Teaching), Field Study/Education/Visitor Centre and Excavation of Land with Minor Relaxation of Plot Ratio and Building Height Restrictions (for “Residential (Group D)” Zone only)

1. Background

On 11.4.2019, the applicant submitted an application for proposed house cum wetland restoration area (for aquaculture research and teaching), field study/education/visitor centre and excavation of land with minor relaxation of plot ratio and building height restrictions (for “Residential (Group D)” zone only) at the application site (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) on 31.5.2019.

2. Request for Deferment

On 17.5.2019, the applicant’s agent 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 further information to address departmental comments (**Appendix I**).

3. Planning Department's Views

- 3.1 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 further information in response to departmental comments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.
- 3.2 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 further submission from the applicant. If the further information 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. The applicant should be advised that the Committee has allowed two months for preparation of submission of further information, 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 17.5.2019 from the applicant's agent
Plan A-1	Location Plan

**PLANNING DEPARTMENT
MAY 2019**