RNTPC Paper No. A/YL-NSW/378
For Consideration by the
Rural and New Town Planning
Committee on 6.11.2026

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-NSW/378
(for 1st Deferment)

Applicant	:	Extensive Novel Limited represented by R-riches Planning Limited
Site	:	Lots 1212 S.A ss.2 (Part) and 1212 S.A ss.3 (Part) in D.D. 115 and Adjoining Government Land and Discrepant Areas (Part), Nam Sang Wai, Yuen Long
Site Area	:	About 11,816 m^2 (including GL of about 593 m^2 (about 5%))
Lease:	:	Block Government Lease (demised for agricultural use)
Plan	:	Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/12
Zoning	:	"Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area"
Application	:	Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years

1. Background

On 9.9.2026, the applicant sought planning permission for temporary warehouse (excluding dangerous goods godown) with ancillary facilities and associated filling of land for a period of three years at the application site (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) at this meeting.

2. Request for Deferment

On 21.10.2026, 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 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. 33B) in that the deferment would allow the applicant to prepare FI to address outstanding issue(s).

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 FI from the applicant. If the FI submitted 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 to the Committee for consideration at the next meeting.

5. Attachments

Appendix I	Letter from the applicant's representative dated 21.10.2026
Plan A-1	Location Plan

PLANNING DEPARTMENT
NOVEMBER 2026