

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/YL-NSW/290**  
***(for 1<sup>st</sup> Deferment)***

<b><u>Applicant</u></b>	: Fruit Design and Build Limited represented by Vision Planning Consultants Limited
<b><u>Site</u></b>	: Various Lots in D.D. 104, Pok Wai, Yuen Long
<b><u>Site Area</u></b>	: About 51,073.3 m <sup>2</sup>
<b><u>Lease</u></b>	: Block Government Lease (demised for agricultural use)
<b><u>Plan</u></b>	: Approved Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/8
<b><u>Zoning</u></b>	: “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” (“OU(CDWRA)”)  [restricted to a maximum plot ratio (PR) of 0.4 and a maximum building height (BH) of 6 storeys including car park]
<b><u>Application</u></b>	: Proposed Residential Development with Wetland Habitat, and associated Filling of Ponds and Excavation of Land

**1. Background**

On 9.7.2021, the applicant submitted an application for proposed residential development with wetland habitat, and associated filling of ponds and excavation of land at the application site (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) on 27.8.2021.

**2. Request for Deferment**

On 19.8.2021, 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 the applicant to prepare 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 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 right or 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 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. The applicant should be advised that the Committee has allowed two 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**  
**Plan A-1**

Letter dated 19.8.2021 from the applicant's representative  
Location Plan

**PLANNING DEPARTMENT**  
**AUGUST 2021**