

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-NSW/292
(for 1st Deferment)

<u>Applicant</u>	: Joyous Cheer Limited represented by Dudley Surveyors Limited
<u>Site</u>	: Lots 879, 880 S.A ss.1, 880 S.B ss.1, 881 to 885, 889 RP (Part), 891 (Part), 1318, 1326 and 1344 in D.D. 115 and Adjoining Government Land (GL), Au Tau, Nam Sang Wai, Yuen Long
<u>Site Area</u>	: About 4,322.4 m ² (including about 658.5 m ² of GL or 15.2% of site area)
<u>Lease</u>	: (i) Lots 879 (Part), 880 S.A. ss.1, 880 S.B. ss.1, 881 to 885, 889 RP (Part) and 891 (Part) are under Block Government Lease (demised for building, garden and agricultural uses) (ii) Lots 1318, 1326 and 1344 are Tai Po New Grant Lots (demised for building, garden and agricultural uses)
<u>Plan</u>	: Approved Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/8
<u>Zoning</u>	: “Undetermined” (“U”) (about 86%) “Government, Institution or Community” (“G/IC”) (about 14%)
<u>Application</u>	: Proposed Conservation of Historic Building (Pun Uk), Place of Recreation, Sports or Culture (Arts / Antique Gallery and Heritage Education) and Social Welfare Facility (Residential Care Homes for the Elderly) with Ancillary Eating Place

1. Background

On 6.10.2021, the applicant submitted an application for proposed conservation of historic building (Pun Uk), place of recreation, sports or culture (arts / antique gallery and heritage education) and social welfare facility (residential care homes for the elderly) with ancillary eating place at the application site (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) on 26.11.2021.

2. Request for Deferment

On 12.11.2021, 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. 33A) in that the deferment would allow the applicant to prepare FI to address outstanding issues.

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 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 12.11.2021 from the applicant's representative
Location Plan

PLANNING DEPARTMENT
NOVEMBER 2021