

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

**APPLICATION NO. A/YL-NSW/314**  
***(for 1<sup>st</sup> Deferment)***

- Applicant** : Fruit Design and Build Limited represented by Vision Planning Consultants Limited
- Site** : Various Lots in D.D. 104, North of Kam Pok Road East, Pok Wai, Yuen Long
- Site Area** : 51,073 m<sup>2</sup> (about)
- Land Status** : Block Government Lease (demised for agricultural use)
- Plan** : Draft Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/9 (currently in force)
- Approved Nam Sang Wai OZP No. S/YL-NSW/8  
(at the time of submission)
- Zoning** : “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area”
- [restricted to a maximum plot ratio (PR) of 0.4 and a maximum building height (BH) of 6 storeys including carpark]*  
*[no change on the current OZP]*
- Application** : Proposed Residential Development with Wetland Habitat and Filling of Ponds/Land and Excavation of Land

**1. Background**

On 28.3.2023, the applicant submitted the current application to seek planning permission for proposed residential development with wetland habitat and filling of ponds/land 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) at this meeting.

**2. Request for Deferment**

On 18.10.2024, 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 so as 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 justifications for deferment meet 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 issues.
- 3.2 Should the Committee agree to defer 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**

<b>Appendix I</b>	Letter from the applicant's representative received on 18.10.2024
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
OCTOBER 2024**