

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

**APPLICATION NO. A/YL-NSW/314**  
***(for 2<sup>nd</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)
- Lease:** : 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 Outline Zoning Plan No. S/YL-NSW/8 (at the time of submission)
- Zoning** : “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” (“OU(CDWRA)”)
- [restricted to a maximum plot ratio of 0.4 and a maximum building height of 6 storeys including car park]*  
*[no change on the current OZP]*
- Application** : Proposed Residential Development with Wetland Habitat and Filling of Ponds/Land and Excavation of Land

**1. Background**

- 1.1 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**).
- 1.2 On 25.10.2024, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months as requested by the applicant, in order to allow time for preparation of further information (FI) to address departmental comments. On 5.11.2024, the applicant’s representative submitted FI to address departmental comments.

## **2. Request for Deferment**

On 13.12.2024, the applicant's representative wrote to the Secretary of 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 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 second 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 issue(s).
- 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 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 a total of four months for preparation of the submission of FI. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

## **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 for the Committee's consideration at the next meeting.

## **5. Attachments**

<b>Appendix I</b>	Letter dated 13.12.2024 from the applicant's representative
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
DECEMBER 2024**