

香港特別行政區政府

The Government of the Hong Kong Special Administrative Region

發展局

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Development Bureau

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21 February 2011

Secretary General  
Legislative Council Secretariat  
Legislative Council Building  
8 Jackson Road,  
Central, Hong Kong  
(Attn : Mr Stephen LAM)

Dear Mr Lam,

### **Panel on Development**

#### **Nam Sang Wai and related matters**

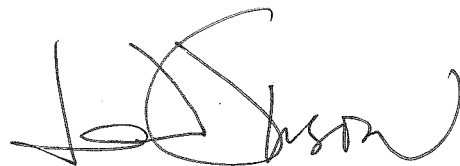
I refer to the letter of 25 January 2011 from Hon LEE Wing-tat to the Chairman of the Panel on Development, which has been forwarded to us for response. In his letter, Mr LEE asked for the inclusion of "Conservation of Nam Sang Wai" in the agenda of the Panel on Development.

A planning application for residential development and golf course at Nam Sang Wai and nature reserve at Lut Chau was rejected by the Rural and New Town Planning Committee (RNTPC) of the Town Planning Board (TPB) in 1992, and by the TPB itself in 1993. The application was subsequently allowed with conditions by the Town Planning Appeal Board (TPAB) in 1994, and the TPAB's decision was upheld by the Privy Council in 1996.

The applicant had then been granted extension of time (EOT) by the TPB for commencement of the development project three times, and the planning permission expired on 18 December 2010 after the RNTPC rejected on 10 December 2010 its last application for extension. On 12 January 2011, the applicant submitted an application for a review of the RNTPC's decision to reject its EOT application. The review application will be considered by the TPB in April 2011.

As the concerned planning application is still subject to the statutory process under the Town Planning Ordinance, it would not seem appropriate for us to discuss the relevant planning issues with the Panel. If, however, broader issues such as the balance between development and nature conservation are to be raised, it would appear that the Environment Bureau should be involved in the discussion as well. Indeed, we note that Mr LEE has in his letter, which was also copied to the Chairman and Secretary of the Panel on Environmental Affairs, referred to in-depth discussion on the policies in land use planning and nature conservation. If discussion at a joint meeting of the Panel on Environmental Affairs and the Panel on Development is to be arranged, the Development Bureau would be happy to attend.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Anson LAW', written in a cursive style.

( Anson LAW )

for Secretary for Development

c.c.

DEP (Attn: Dr Derek WONG)