

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/HSK/100
(for 1st Deferment)

- Applicant** : Kei Shing International (Hong Kong) Management Investment Limited represented by Mr. Wong Sun Wo
- Site** : Lots 1677(Part), 1684(Part), 1685(Part), 1687(Part), 1688 and 1689(Part) in D.D. 130 and Adjoining Government Land, Tsing Yick Road, Lam Tei, Tuen Mun, New Territories
- Site Area** : About 4,650 m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/1
- Zoning** : “Village Type Development (1)” (“V(1)”) (89.98%) [Restricted to a maximum building height of 3 storeys (8.23m)], “Open Space” (“O”) (3.29%) and area shown as ‘Road’ (6.73%)
- Application** : Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles Not Exceeding 5.5 tonnes) and Ancillary Shroff for a Period of 3 Years

1. Background

On 30.8.2018, the applicant sought planning permission for proposed temporary Public Vehicle Park (private cars and light goods vehicles not exceeding 5.5 tonnes) and ancillary shroff for a period of 3 years. The Site falls within an area partly zoned “Village Type Development (1)” (“V(1)”), “Open Space” (“O”) and area shown as ‘Road’ on the draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/1 (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting.

2. Request for Deferment

On 3.10.2018, 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 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 justifications for deferment meet 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 F.I. in response to departmental comments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.
- 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 further submission from the applicant. If the further information 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 further information, 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 for the Committee's consideration at the next meeting.

5. Attachments

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| Appendix I | Letter dated 3.10.2018 from the applicant's representative |
| Plan A-1 | Location Plan |

**PLANNING DEPARTMENT
OCTOBER 2018**