

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/HSK/117

(1st Deferment)

- Applicant** : Mr. Wong Kwok Wing represented by Metro Planning and Development Company Limited
- Site** : Lots 63 (Part), 67 (Part), 68 (Part), 69 (Part) and 70 (Part) in D.D.128 and Lots 3018 (Part), 3019 (Part), 3021 (Part), 3022, 3024 RP (Part) and 3025 RP (Part) in D.D.129, Ha Tsuen, Yuen Long, N.T.
- Site Area** : 1,926 m² (about)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Hung Shui Kiu and Ha Tsuen (HSK and HT) Outline Zoning Plan (OZP) No. S/HSK/2
- Zoning** : “Village Type Development (1)” (“V(1)”) (about 84.6%)
[Restricted to maximum building height of 3 storeys (8.23m)]; and
an area shown as ‘Road’ (about 15.4%)
- Application** : Temporary Logistics Centre for a Period of 3 Years

1. Background

On 23.11.2018, the applicant sought planning permission to use the application site (the Site) for temporary logistics centre for a period of 3 years (**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 8.1.2019, the applicant wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for 2 months to allow time to prepare further information to address the concerns on the vehicular access arrangement leading to the Site (**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. 33) in that the applicant needs time to prepare further information to address 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 2 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 2 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 to the Committee for consideration at the next meeting.

5. Attachments

Appendix I	Applicant's letter dated 8.1.2019 requesting for deferment
Plan A-1	Location Plan

**PLANNING DEPARTMENT
JANUARY 2019**