

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/HSK/238

(1st Deferment)

- Applicant** : Hundred Year Engineering Limited
- Site** : Lots 844 RP (Part) and 845 (Part) in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long
- Site Area** : 3,935.3m² (about) (including about 970 m² GL (about 24.6%))
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2
- Zoning** : “Residential (Group A) 3” (“R(A)3”) (about 97%); and
an area shown as ‘Road’ (about 3%)
- Application** : Temporary Open Storage of Construction Materials and Construction Machinery, Warehouse and Container Vehicle Park for a Period of 3 Years

1. Background

On 29.6.2020, the applicant sought planning permission to use the application site for temporary open storage of construction materials and construction machinery, warehouse and container vehicle park 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 7.8.2020, 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 for submission of the revised fire service installations proposal (**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 7.8.2020 requesting for deferment
Plan A-1	Location Plan

**PLANNING DEPARTMENT
AUGUST 2020**