

RNTPC Paper No. A/YL-PS/622 and 623  
For Consideration by  
the Rural and New Town  
Planning Committee  
on 8.1.2021

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

**APPLICATIONS NO. A/YL-PS/622 AND 623**  
***(for 1<sup>st</sup> Deferment)***

<b><u>Applicant</u></b>	: Light Be (Tin Shui Wai Social Housing) Co. Ltd. represented by LWK & Partners (HK) Limited	
<b><u>Sites</u></b>	: Lots 387 S.B ss.1 RP, 387 S.B ss.4 and 387 S.B RP in D.D. 122 and the adjoining Government Land (GL), Ping Shan, Yuen Long, New Territories	(Application No. A/YL-PS/622)
	: Lots 360 and 377 in D.D. 122 and the adjoining GL, Ping Shan, Yuen Long, New Territories	(Application No. A/YL-PS/623)
<b><u>Site Area</u></b>	: 1,180 m <sup>2</sup> (including GL of about 30m <sup>2</sup> )	(Application No. A/YL-PS/622)
	: 2,230 m <sup>2</sup> (including GL of about 694m <sup>2</sup> )	(Application No. A/YL-PS/623)
<b><u>Lease</u></b>	: Block Government Lease (demised for agricultural use)	
<b><u>Plan</u></b>	: Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/18	
<b><u>Zonings</u></b>	: “Other Specified Uses” annotated “Heritage and Cultural Tourism Related Uses” (“OU(HCTRU)”) (about 97%); and [Restricted to a maximum plot ratio of 0.4 and a maximum building height of 10mPD] “Village Type Development” (“V”) (about 3%) [Restricted to a maximum building height of 3 storeys (8.23 m)] “V”	(Application No. A/YL-PS/622)      (Application No. A/YL-PS/623)
<b><u>Applications</u></b>	: Proposed Temporary Transitional Housing and Ancillary Uses for a Period of 3 Years	(Application No. A/YL-PS/622)
	: Proposed Temporary Residential Institution (Transitional Housing) for a Period of 7 Years	(Application No. A/YL-PS/623)

## 1. **Background**

On 13.11.2020, the applicant sought planning permission to use the application sites (the Sites) for proposed temporary transitional housing for a period of 3 years (application No. A/YL-PS/622) and 7 years (application No. A/YL-PS/623) (**Plan A-1**). The applications are 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 23.12.2020, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the applications for two months so as to allow time for preparation of further information (FI) to address departmental and public comments (**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 more time to prepare FI to address departmental and public 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 applications, the applications will be submitted to the Committee for consideration within two months upon receipt of FI from the applicant. If the FI submitted by the applicant is not substantial and can be processed within a shorter time, the applications 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 FI, 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 applications will be submitted to the Committee for consideration at the next meeting.

## 5. **Attachments**

<b>Appendix I</b>	Letter of 23.12.2020 from the applicant's representative
<b>Plan A-1</b>	Location plan