

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

**APPLICATION NO. A/YL-HTF/1200**  
*(for 2<sup>nd</sup> Deferment)*

- Applicant** : 栢匯顧問及發展有限公司 Grand Sky Consultants & Development Limited
- Site** : Various Lots in D.D. 128 and Adjoining Government Land (GL), Ha Tsuen, Yuen Long, New Territories
- Site Area** : About 13,090m<sup>2</sup> (including GL of about 1,384m<sup>2</sup> or 11%)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Ha Tsuen Fringe Outline Zoning Plan (OZP) No. S/YL-HTF/12
- Zonings** : “Agriculture” (“AGR”) (about 75%)  
“Residential (Group D)” (“R(D)”) (about 25%)  
*[Restricted to a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m)]*
- Application** : Temporary Warehouse (Storage of Construction Materials, Metal and Electronic Parts) with Ancillary Open Storage and Associated Filling of Land for a Period of 3 Years

**1. Background**

- 1.1 On 20.10.2025, the applicant sought planning permission for temporary warehouse (storage of construction materials, metal and electronic parts) with ancillary open storage and associated filling of land for a period of three years at the application site (**Plan A-1**).
- 1.2 On 19.12.2025, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months, as requested by the applicant, in order to allow time for preparation of further information (FI) to address departmental comments.
- 1.3 On 13.2.2026, the applicant submitted FI to address departmental comment. The application is scheduled for consideration by the Committee at this meeting.

**2. Request for Deferment**

On 11.3.2026, the applicant wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months so as to allow time to address departmental comments (**Appendix I**).

**3. Planning Department's Views**

3.1 The Planning Department has no objection to the request for the second deferment as the justification for deferment meets the criteria as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the deferment would allow the applicant to prepare FI to address outstanding issues.

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 FI from the applicant. If the FI 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 a period of four months for preparation of submission of FI. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

**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**  
**Plan A-1**

Email dated 11.3.2026 from the applicant  
Location Plan

**PLANNING DEPARTMENT**  
**MARCH 2026**