

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/HSK/617

(for 1st Deferment)

- Applicant** : Beautiglory Investment Limited represented by Llewelyn-Davies Hong Kong Limited
- Site** : Lot 4354 in D.D. 124, Kiu Tau Wai, Yuen Long
- Site Area** : About 9,946m²
- Lease** : New Grant Lot No. 22881:
(a) restricted for non-industrial (excluding residential, hotel, godown and petrol filling station) purposes
(b) subject to an unfulfilled Building Covenant to be expired on 30.9.2027
- Plan** : Draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/3
- Zoning** : “Commercial(2)” (“C(2)”) *[Restricted to a maximum Plot Ratio of 8 and a maximum building height of 135mPD]*
- Application** : Proposed Mixed Use Development (Proposed Flat with Permitted Commercial Uses) with Minor Relaxation of Building Height Restriction

1. Background

On 15.6.2026, the applicant sought planning approval for proposed mixed use development (proposed flat with permitted commercial uses) with minor relaxation of building height restriction at the application site (**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 30.7.2026, 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 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 first 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, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the deferment would allow the applicant to prepare further information (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 further submission from the applicant. If the FI submitted by the applicant is not substantial and could 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 two months for preparation of the 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 application will be submitted to the Committee for consideration at the next meeting.

5. Attachments

Appendix I	Letter dated 30.7.2026 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
AUGUST 2026**