RNTPC Paper No. A/HSK/629
For Consideration by
the Rural and New Town
Planning Committee
on 6.11.2026

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/HSK/629

(for 1st Deferment)

Applicant	:	Skywin International Development Limited represented by Metro Planning and Development Company Limited
Site	:	Various Lots in D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long
Site Area	:	About 8,910m^2 (including GL of about 1,157m^2 or 13.0%)
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/4 *(currently in force)* Draft HSK and HT OZP No. S/HSK/3 *(at the time of submission)* *[the zonings remain unchanged on the OZP No. S/HSK/4]*
Zonings	:	(i) "Government, Institution or Community" ("G/IC") (about 74.6%); *[Restricted to maximum building height of 8 storeys and 50mPD]* (ii) area shown as 'Road' (about 25.4%).
Application	:	Temporary Logistics Centre for a Period of 3 Years

1. Background

On 8.9.2026, the applicant sought planning approval for temporary logistics centre for a period of 3 years 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 28.10.2026, 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 28.10.2026 from the applicant's representative
Plan A-1	Location Plan

PLANNING DEPARTMENT
NOVEMBER 2026