

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

**APPLICATION NO. A/HSK/305**

*(1<sup>st</sup> Deferment)*

- Applicant** : Yik Fung Storage Logistics Limited represented by Metro Planning and Development Company Limited
- Site** : Lots 2999 (Part), 3000 RP (Part), 3010 RP, 3011 RP, 3012 S.A, 3035 RP (Part), 3038 RP, 3041 RP, 3042 RP, 3043 (Part), 3044 (Part), 3045 RP, 3046 RP (Part), 3047 RP, 3050 S.A (Part), 3050 RP (Part), 3051 (Part), 3053 (Part), 3055 (Part), 3056 S.A (Part), 3056 S.B (Part), 3058 (Part), 3062 (Part), 3063 (Part), 3064, 3065, 3066 (Part), 3067, 3068, 3069, 3070 S.A, 3070 RP, 3071, 3072 (Part), 3073 S.A (Part), 3074, 3076, 3077 (Part), 3078 (Part), 3105 (Part), 3106, 3107, 3108 (Part), 3109, 3110, 3111 RP (Part), 3112 RP (Part), 3113, 3134 RP (Part) and 3135 (Part) in D.D. 129 and Adjoining Government Land (GL), Ha Tsuen, Yuen Long
- Site Area** : about 32,734m<sup>2</sup> (including about 397m<sup>2</sup> of GL (about 1.2%))
- 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 B)1” (“R(B)1”) (29.4%);  
*[Restricted to maximum plot ratio (PR) of 3.5 and maximum building height (BH) of 90mPD]*
- “Residential (Group B)2” (“R(B)2”) (21.9%);  
*[Restricted to maximum PR of 2.5 and maximum BH of 90mPD];*
- “Open Space” (“O”) (31.2%); and
- an area shown as ‘Road’ (about 17.5%)
- Application** : Temporary Logistics Centre for a Period of 3 Years

**1. Background**

On 12.4.2021, the applicant sought planning permission to use the application site for temporary logistics centre 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 27.5.2021, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for 2 months so as to allow time to prepare further information to address departmental 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 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**

<b>Appendix I</b>	Letter dated 27.5.2021 from the applicant's representative
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
JUNE 2021**