

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/HSK/361

(2nd Deferment)

- Applicant** : Group Up Development Limited represented by R-riches Property Consultants Limited
- Site** : Various Lots in D.D. 129 and Adjoining Government Land (GL), Lau Fau Shan, Yuen Long, New Territories
- Site Area** : About 18,505 m² (including GL of about 605m² or 3.3%)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2
- Zonings** : (i) “Government, Institution or Community” (“G/IC”) (about 44.3%);
[Restricted to maximum building height (BH) of 8 storeys]
- (ii) “Residential (Group B)2” (“R(B)2”) (about 25.5%);
[Restricted to maximum plot ratio of 2.5 and maximum BH of 90mPD]
- (iii) “Open Space” (“O”) (about 9.8%); and
- (iv) Area shown as ‘Road’ (about 20.4%)
- Application** : Proposed Temporary Logistics Centre with Ancillary Office and Canteen for a Period of 3 Years

1. Background

- 1.1 On 28.1.2022, the applicant sought planning permission for proposed temporary logistics centre with ancillary office and canteen for a period of 3 years at the application site (**Plan A-1**).
- 1.2 In light of the special work arrangement for government departments due to the novel coronavirus infection, the meeting originally scheduled for 18.3.2022 for consideration of the application has been rescheduled, and the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer consideration of this application.
- 1.3 On 1.6.2022, the Committee agreed to defer a decision on the application for two months as requested by the applicant pending the submission of further

information in response to departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 18.7.2022, 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 in order to allow time to address the comments from relevant departments (**Appendix I**).

3. Planning Department's Views

3.1 The application has been deferred for a total of 4 months in light of the special work arrangement for government departments due to the novel coronavirus infection and upon the request of the applicant. Since the last deferment on 1.6.2022, the applicant has not submitted further information to address departmental comments because during the period of epidemic outbreak, he has been residing in the Mainland and could not attend meeting with concerned department. The current request for deferment submitted by the applicant is to allow time for addressing the departmental comments.

3.2 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, Comments, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33A) in that the deferment would allow the applicant to prepare further information to address outstanding issues.

3.3 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 could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. Since this is the second deferment requested by the applicant, the applicant should be advised that the Committee has allowed a total of 4 months for preparation of the submission of further information, and this is the last deferment.

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 for the Committee's consideration at the next meeting.

5. Attachments

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| Appendix I | Letter dated 18.7.2022 from the applicant's representative |
| Plan A-1 | Location Plan |