

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

**APPLICATION NO. A/HSK/367**

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

- Applicant** : Gainman Property Management Limited represented by R-riches Property Consultants Limited
- Site** : Lot 1088 (Part) in D.D. 124, Hung Shui Kiu, Yuen Long, New Territories
- Site Area** : About 783m<sup>2</sup>
- 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) “Open Space” (“O”) (about 85.4%); and  
(ii) Area shown as ‘Road’ (about 14.6%)
- Application** : Proposed Temporary Office for a Period of 3 Years

**1. Background**

On 12.4.2022, the applicant sought planning permission for proposed temporary office 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) at this meeting.

**2. Request for Deferment**

On 1.6.2022, the applicant’s representative wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the application for 2 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, 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.

- 3.2 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 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 2 months for preparation of the 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 for the Committee's consideration at the next meeting.

#### **5. Attachments**

<b>Appendix I</b>	Letter dated 1.6.2022 from the applicant's representative
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
JUNE 2022**