

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

**APPLICATION NO. A/HSK/456**

*(for 2<sup>nd</sup> Deferment)*

- Applicant** : Prime Surplus Management Limited represented by Metro Planning & Development Company Limited
- Site** : Various Lots in D.D. 129 and Adjoining Government Land (GL), Ha Tsuen, Yuen Long, New Territories
- Site Area** : About 11,762m<sup>2</sup> (including about 8m<sup>2</sup> of GL (about 0.7%))
- 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) “Residential (Group B) 2” (“R(B)2”) (about 61%);  
*[Restricted to a maximum plot ratio (PR) of 2.5 and a maximum building height (BH) of 90mPD]*
- (ii) “Open Space” (“O”) (about 24.3%);
- (iii) “Residential (Group B) 1” (“R(B)1”) (about 11.7%); and  
*[Restricted to a maximum PR of 3.5 and a maximum BH of 90mPD]*
- (iv) area shown as ‘Road’ (3%)
- Application** : Temporary Logistics Centre with Ancillary Office for a Period of 3 Years

**1. Background**

- 1.1 On 15.5.2023, the applicant sought planning permission for temporary logistics centre with ancillary office for a period of three years at the application site (**Plan A-1**).
- 1.2 On 14.7.2023, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months, as requested by the applicant, to allow time to prepare further information (FI) to address departmental comments.
- 1.3 On 10.8.2023, 23.8.2023 and 31.8.2023, the applicant submitted FI to address

departmental comments. The application is scheduled for consideration by the Committee at this meeting.

## **2. Request for Deferment**

On 15.9.2023, 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 second 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<sup>1</sup>) in that the deferment would allow the applicant to prepare 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 total period of four months for preparation of submission of FI. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

## **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 15.9.2023 from the applicant's representative
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
SEPTEMBER 2023**

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<sup>1</sup> TPB PG-No. 33A is applicable to this application as it was received before the promulgation of the revised guidelines TPB PG-No. 33B on 1.9.2023.