

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/HSK/476

(for 2nd Deferment)

Applicant : Luen Bong Property Development Limited represented by Metro Planning and Development Company Limited

Site : Lots 1454 RP (Part), 1457 RP (Part), 1458 RP (Part), 1459 S.A (Part), 1459 RP (Part), 1460 (Part), 1461 (Part), 1462 (Part), 1463 (Part), 1464 (Part), 1465 (Part) and 1466 (Part) in D.D.125, Ha Tsuen, Yuen Long

Site Area : About 12,635m²

Land Status : Block Government Lease (demised for agricultural use)

Plan : Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2

Zonings : “Other Specified Uses” annotated “Logistics Facility” (“OU(LF)”) (about 63%);
[Restricted to a maximum plot ratio of 5 and a maximum building height (BH) of 110mPD]

“Other Specified Uses” annotated “Sewage Treatment Works” (“OU(STW)”) (about 17%); and
[Restricted to a maximum BH of 50mPD]

Area shown as ‘Road’ (about 20%)

Application : Temporary Logistics Centre for a Period of 3 Years

1. Background

- 1.1 On 4.7.2023, the applicant sought planning permission to use the application site (the Site) for temporary logistics centre for a period of three years (**Plan A-1**).
- 1.2 On 25.8.2023, 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 25.10.2023 and 5.12.2023, the applicant submitted FIs to address departmental comments.

2. Request for Deferment

On 13.12.2023, 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) 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 FI 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 four months for preparation of the 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

Appendix I	Letter dated 13.12.2023 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
DECEMBER 2023**