

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/HSK/499

(for 1st Deferment)

- Applicant** : Skywin International Development Limited represented by Metro Planning & Development Company Limited
- Site** : Lots 1827 S.B (Part), 1827 S.B ss.1, 1828 (Part), 1843 (Part), 1844 (Part), 1845 (Part), 1846 (Part), 1848 and 1849 (Part) in D.D. 125 and Adjoining Government Land (GL), Ha Tsuen, Yuen Long, New Territories
- Site Area** : About 5,748m² (including GL of about 1,520m² or 26.4%)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Hung Shui Kiu and Ha Tsuen (HSK and HT) Outline Zoning Plan (OZP) No. S/HSK/2
- Zonings** : (i) “Residential Group (A)3” (“R(A)3”) (about 78.5%);
[restricted to a maximum plot ratio (PR) of 5.5 and a maximum building height (BH) of 140mPD]
- (ii) “Residential Group (A)4” (“R(A)4”) (about 10.4%); and
[restricted to a maximum PR of 5 and a maximum BH of 120mPD]
- (iii) “Open Space” (“O”) (about 11.1%)
- Application** : Temporary Warehouse for Storage of Spare Parts and Adblue for a Period of 3 Years

1. Background

On 10.1.2024, the applicant sought planning permission for temporary warehouse for storage of spare parts and adblue for a period of three years at the application site (**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 20.2.2024, 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 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, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the deferment would allow the applicant to prepare further information (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 period of two months for preparation of the submission of FI, 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

Appendix I	Email dated 20.2.2024 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
MARCH 2024**