

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/HSK/541

(for 1st Deferment)

- Applicant** : Star Mind Corporation Limited represented by Lanbase Surveyors Limited
- Site** : Various Lots in D.D.125, Ha Tsuen, Yuen Long, New Territories
- Site Area** : About 9,500m²
- 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 42.9%);
[Restricted to maximum building height (BH) of 8 storeys]
- (ii) “Open Space” (“O”) (about 32.9%);
- (iii) “Residential (Group A) 4” (“R(A)4”) (about 21.8%);
[Restricted to a maximum plot ratio (PR) of 5 and a maximum BH of 120mPD]
- (iv) “Residential (Group A) 3” (“R(A)3”) (about 0.6%); and
[Restricted to a maximum PR of 5.5 and a maximum BH of 140mPD]
- (v) area shown as ‘Road’ (about 1.8%)
- Application** : Temporary Storage of Construction Materials and Containers, Logistics Centre and Ancillary Workshop for a Period of 3 Years

1. Background

On 11.12.2024, the applicant sought planning permission for temporary storage of construction materials and containers, logistics centre and ancillary workshop 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 13.1.2025, 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	Letter dated 13.1.2025 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
JANUARY 2025**