

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-PS/622
(for 2nd Deferment)

- Applicant** : Light Be (Tin Shui Wai Social Housing) Co. Ltd. represented by LWK & Partners (HK) Limited
- Sites** : Lots 387 S.B ss.1 RP, 387 S.B ss.4 and 387 S.B RP in D.D. 122 and the adjoining Government Land (GL), Ping Shan, Yuen Long, New Territories
- Site Area** : 1,180 m² (including GL of about 30m²)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/18
- Zonings** : “Other Specified Uses” annotated “Heritage and Cultural Tourism Related Uses” (“OU(HCTRU)”) (about 97%); and
[Restricted to a maximum plot ratio of 0.4 and a maximum building height of 10mPD]
“Village Type Development” (“V”) (about 3%)
[Restricted to a maximum building height of 3 storeys (8.23 m)]
- Application** : Proposed Temporary Transitional Housing and Ancillary Uses for a Period of 3 Years

1. Background

- 1.1 On 13.11.2020, the applicant sought planning permission to use the application site (the Site) for proposed temporary transitional housing and ancillary uses for a period of 3 years (**Plan A-1**).
- 1.2 On 8.1.2021, 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 for the applicant to prepare further information (FI) in response to departmental comments. On 5.3.2021, 9.4.2021 and 21.4.2021, the applicant submitted FIs and the application is scheduled for consideration by the Committee of the Board at this meeting.

2. Request for Deferment

On 23.4.2021, 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 so as to allow time for preparation of FI to address comments raised by relevant government

departments (**Appendices Ia and Ib**).

3. Planning Department's Views

- 3.1 The application has been deferred once for 2 months at the request of the applicant to allow time to address departmental comments. Since the last deferment on 8.1.2021, the applicant has submitted FIs on 5.3.2021, 9.4.2021 and 21.4.2021. The applicant needs more time to prepare FI to address departmental comments.
- 3.2 The Planning Department has no objection to the request for deferment as the justification for deferment meet 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. 33) in that the applicant needs more time to prepare FI to address departmental comments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.
- 3.3 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 FI submitted by the applicant is not substantial and can 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 further two months for preparation of submission of FI. Since this is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of four months for preparation 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 to the Committee for consideration at the next meeting.

5. Attachments

Appendices Ia and Ib Letters of 23.4.2021 from the applicant's representative

Plan A-1 Location plan

**PLANNING DEPARTMENT
APRIL 2021**