

RNTPC Paper No. A/YL-PS/622C  
For Consideration by  
the Rural and New Town  
Planning Committee  
on 15.10.2021

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

**APPLICATION NO. A/YL-PS/622**  
***(for 4<sup>th</sup> Deferment)***

- Applicant** : Light Be (Tin Shui Wai Social Housing) Co. Ltd. represented by LWK & Partners (HK) Limited
- Site** : Lots 387 S.B ss.1 RP, 387 S.B ss.4 and 387 S.B RP in D.D. 122 and adjoining Government Land (GL), Ping Shan, Yuen Long, New Territories
- Site Area** : 1,180 m<sup>2</sup> (including GL of about 30m<sup>2</sup> or 2.5%)
- Lease** : Block Government Lease (demised for agricultural use) (about 1,150m<sup>2</sup> / 97.5%)  
  
Government Land (about 30m<sup>2</sup> / 2.5%)
- Plan** : Draft Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/19 (currently in force)  
  
Approved Ping Shan OZP No. S/YL-PS/18 (at the time of submission)
- Zonings** : “Other Specified Uses” annotated “Heritage and Cultural Tourism Related Uses” (about 97%); and  
*[Restricted to a maximum plot ratio of 0.4 and a maximum building height of 10mPD]*  
  
“Village Type Development” (about 3%)  
*[Restricted to a maximum building height of 3 storeys (8.23 m)]*  
  
*(the zoning and development restrictions remain unchanged on the current OZP)*
- 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 for proposed temporary transitional housing and ancillary uses for a period of 3 years (**Plan A-1**).
- 1.2 On 8.1.2021, 30.4.2021 and 27.8.2021, 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 each to allow more time for the applicant to prepare further information to address departmental comments and for relevant government bureaux/departments to address the outstanding issues. The application is scheduled for consideration by the Committee at this meeting.

## **2. Planning Department's Views**

The application has been deferred three times, twice at the request of the applicant and once at the request of the Planning Department (PlanD), for a total of six months to allow more time to address departmental comments and outstanding issues arising from local concerns related to the proposed development. Since the last deferment on 27.8.2021, the Transport and Housing Bureau (THB) has been liaising with relevant parties to address the local concerns. Moreover, more time is required to further discuss with relevant parties and address the remaining outstanding issues related to the proposed development before the application is ready for submission to the Committee for consideration.

## **3. Request for Deferment**

3.1 In view of the reason as stated in paragraph 2 above, PlanD requests the Committee to defer making a decision on the subject application for further two months so as to allow time for THB to address the outstanding issues. The justifications 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. 33A<sup>1</sup>) in that more time is required for relevant government bureaux/departments to address the outstanding issues, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.

3.2 Should the Committee agree to defer making a decision on the application, the application will be submitted to the Committee for consideration within two months.

## **4. Decision Sought**

The Committee is invited to consider whether or not to defer a decision on the application as requested by PlanD. If the request is not acceded to, the application will be submitted to the Committee for consideration at the next meeting.

## **5. Attachment**

**Plan A-1**            Location plan

**PLANNING DEPARTMENT  
OCTOBER 2021**

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<sup>1</sup> The number of deferments to be granted stipulated under TPB PG-No. 33A is not applicable to this application which was received before the promulgation of the revised guidelines on 24.8.2021.