

TPB Paper No. 10989

**For Consideration by
the Town Planning Board on 13.12.2024**

**REVIEW OF APPLICATION NO. A/HSK/530
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE**

**Proposed Temporary Open Storage of Construction Materials with Ancillary Site Office
for a Period of 3 Years and Associated Filling of Land
in “Green Belt” Zone,
Lots 207 (Part) and 208 (Part) in D.D. 125, Ha Tsuen, Yuen Long, New Territories**

REVIEW OF APPLICATION NO. A/HSK/530
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE

(for 1st Deferment)

<u>Applicant</u>	: Chung Kin Engineering (International) Limited represented by Prudential Surveyors International Limited
<u>Site</u>	: Lots 207 (Part) and 208 (Part) in D.D. 125, Ha Tsuen, Yuen Long, New Territories
<u>Site Area</u>	: About 3,219m ²
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2
<u>Zoning</u>	: “Green Belt”
<u>Application</u>	: Proposed Temporary Open Storage of Construction Materials with Ancillary Site Office for a Period of 3 Years and Associated Filling of Land
<u>RNTPC’s Decision</u>	: Rejected on 16.8.2024
<u>Subject of Review</u>	: To review the Rural and New Town Planning Committee (RNTPC)’s decision to reject the application

1. Background

- 1.1 On 20.6.2024, the applicant sought planning permission under section 16 of the Town Planning Ordinance (the Ordinance) for proposed temporary open storage of construction materials with ancillary site office for a period of three years and associated filling of land at the application site (**Plan R-1**). On 16.8.2024, the RNTPC of the Town Planning Board (the Board) decided to reject the application.
- 1.2 On 30.9.2024, the applicant’s representative applied, under section 17(1) of the Ordinance, for a review of the RNTPC’s decision to reject the application. The application is scheduled for consideration by the Board at this meeting.

2. Request for Deferment

On 29.11.2024, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the review application for two months

in order to allow time for preparation of materials for the Board's consideration of the review application (**Annex A**).

3. Planning Department's Views

3.1 The Planning Department has no objection to the request for the 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 applicant needs more time to prepare further information (FI) in support of the review application.

3.2 Should the Board agree to defer a decision on the review application, the application will be submitted to the Board for consideration within three 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 Board's consideration. The applicant should be advised that the Board 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 Board 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 Board's consideration at the next meeting.

5. Attachments

Annex A	Letter dated 29.11.2024 from the applicant's representative
Plan R-1	Location Plan

**PLANNING DEPARTMENT
DECEMBER 2024**