

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/HSK/114
(for 1st Deferment)

- Applicant** : Mr. Wong Ka Shing represented by R-riches Property Consultants Limited
- Site** : Lots 1094 (Part), 1095 (Part), 1096 (Part) and 1097 (Part) in D.D. 124 and adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories
- Site Area** : About 5,999 m² (including government land of about 111 m²)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2
- Zoning** : “Government, Institution or Community” (“G/IC”) (about 59.4%); and [Restricted to maximum building height of 8 storeys]
- “Village Type Development” (“V”) (about 40.6%)
[Restricted to maximum building height of 3 storeys (8.23m)]
- Application** : Proposed Temporary Shop and Services (Furniture Retail Shop) for a Period of 5 Years

1. Background

On 14.11.2018, the applicant sought planning permission for proposed temporary shop and services (furniture retail shop) for a period of 5 years (**Plan A-1**). The application site (the Site) straddles areas partly zoned “G/IC” and partly zoned “V” on the approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2. 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 27.12.2018, 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 prepare proposals to support the application (**Appendix I**).

3. Planning Department's Views

- 3.1. The Planning Department has no objection to the request for deferment as 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. 33) in that the applicant needs more time to prepare proposals to support the application, 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 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 further information 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 two months for preparation of submission of further information, 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 27.12.2018 from the applicant's representative
- Plan A-1** Location Plan

**PLANNING DEPARTMENT
JANUARY 2019**