

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/HSK/285
(for 1st Deferment)

- Applicant** : Mr. TANG Yau Tak represented by R-riches Property Consultants Limited
- Site** : Lot 13 S.A RP (Part) in D.D. 124 and Lot 1558 S.B (Part) in D.D.125, Ha Tsuen Road, Hung Shui Kiu, Yuen Long, New Territories
- Site Area** : About 83 m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Hung Shui Kiu and Ha Tsuen (HSK and HT) Outline Zoning Plan (OZP) No. S/HSK/2
- Zoning** : “Village Type Development” (“V”)
[Restricted to a maximum building height of 3 storeys (8.23 m)]
- Application** : Proposed Temporary Shop and Services (Vehicle Showroom with Ancillary Office) for a Period of 5 Years

1. Background

On 15.12.2020, the applicant sought planning permission to use the application site (the Site) for proposed temporary shop and services (vehicle showroom with ancillary office) for a period of 5 years (**Plan A-1**). The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 21.1.2021, the applicant’s representative wrote to the Secretary of the Town Planning Board (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 further information (FI) to address the departmental comments (**Appendix I**).

3. Planning Department’s Views

3.1 The Planning Department has no objection to the request for 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, Comments, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33) in that the applicant needs time to prepare further information to address departmental comments, 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 FI from the applicant. If the 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 two months for preparation of 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 to the Committee for consideration at the next meeting.

5. Attachments

Appendix I	Letter dated 21.1.2021 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
FEBRUARY 2021**