

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

**APPLICATION NO. A/NE-FTA/199**

*(For 1<sup>st</sup> Deferment)*

- Applicant** : Dragon Ace Investment Limited represented by Mr. Kwok Chi Man
- Site** : Lots 40 RP (Part), 404 S.A (Part), 408 S.A RP (Part), 408 S.B RP (Part), 409, 410 (Part), 413 (Part), 414 (Part), 416 (Part), 417 RP (Part), 435, 436 and 437 RP in D.D. 89 and Adjoining Government Land, Fu Tei Au, Sheung Shui, New Territories
- Site Area** : 3,329 m<sup>2</sup> (about) (including about 462m<sup>2</sup> of Government land)
- Lease** : (a) Block Government Lease (demised for agricultural use) (about 86% of the Site)  
(b) Government land (about 14% of the Site)
- Plan** : Approved Fu Tei Au and Sha Ling Outline Zoning Plan (OZP) No. S/NE-FTA/16
- Zoning** : “Agriculture” (“AGR”)
- Application** : Temporary Cargo Handling and Forwarding Facility (Logistics Centre) for a Period of 3 Years

**1. Background**

The applicant seeks planning permission for temporary cargo handling and forwarding facility (logistics centre) for a period of 3 years at the application site (the Site) (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) on 23.10.2020.

**2. Request for Deferment**

On 9.10.2020, 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 allow more time to prepare further information (FI) to address the comments from Transport Department (**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 more time to prepare FI in response to 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 further submission 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 a period of 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 for the Committee's consideration at the next meeting.

**5. Attachments**

<b>Appendix I</b>	Letter dated on 9.10.2020 from the applicant's representative
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
OCTOBER 2020**