

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

**APPLICATION NO. A/NE-FTA/166**

*(for 4<sup>th</sup> Deferment)*

- Applicant** : Mr. LIU Chun On represented by Lanbase Surveyors Limited
- Site** : Lot 147 in D.D. 52, Fu Tei Au, Sheung Shui, New Territories
- Site Area** : 794 m<sup>2</sup> (about)
- Lease** : Block Government Lease (demised for agricultural use)
- Plans** : (i) Approved Fu Tei Au and Sha Ling OZP No. S/NE-FTA/14 at the time of submission  
(Approved Fu Tei Au and Sha Ling Outline Zoning Plan (OZP) No. S/NE-FTA/16 (currently in force))  
(ii) Approved Fanling North OZP No. S/FLN/2
- Zonings** : (i) “Other Specified Uses” annotated “Port Back-up Uses” (“OU(PBU)”) on the approved Fu Tei Au and Sha Ling OZP No. S/NE-FTA/16  
(about 519 m<sup>2</sup> or 65.3% of the Site)  
(ii) Area shown as ‘Road’ on the approved Fanling North OZP No. S/FLN/2  
(about 234 m<sup>2</sup> or 29.5% of the Site)  
(iii) “Government, Institution or Community” (“G/IC”) on the approved Fanling North OZP No. S/FLN/2  
(about 41 m<sup>2</sup> or 5.2% of the Site)
- Application** : Proposed Temporary Open Storage of Recycling Materials for a Period of 3 Years

**1. Background**

- 1.1 The applicant seeks planning permission to use the application site for proposed temporary open storage of recycling materials for a period of three years (**Plan A-1**). On 26.1.2017, the applicant’s representative requested the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) to defer making a decision on the application for two months in order to allow time for preparation of further information (FI) to address the departmental comments. On 17.2.2017, the Committee decided to defer a decision on the application for two months, as requested by the applicant, pending the submission of FI to address the departmental comments.

- 1.2 On 24.5.2017, the applicant's representative requested the Committee to defer making a decision on the application for two more months in order to allow time for preparation of FI to address the comments from Transport Department (TD). On 9.6.2017, the Committee agreed to defer a decision on the application for two months, as requested by the applicant, pending the submission of FI to address the comments from TD.
- 1.3 On 7.9.2017, the applicant's representative requested the Committee to defer making a decision on the application for two more months in order to allow time for preparation of FI to address the further comments from TD. On 22.9.2017, the Committee agreed to defer a decision on the application, as requested by the applicant, pending the submission of FI to address the comments from TD.
- 1.4 On 22.11.2017, the applicant submitted a response-to-comments table and updated traffic data and junction assessment to respond to TD's comment on the application. The application is re-scheduled for consideration by the Committee on 12.1.2018.

## **2. Request for Deferment**

On 21.12.2017, 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 more months in order to allow time for the preparation of FI to address the further comments of TD (**Appendix I**).

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

- 3.1 The application has been deferred thrice for a total of six months at the request of the applicant to address the departmental comments including the comments from TD. The applicant has demonstrated efforts in preparing FI in support of the application.
- 3.2 Since the last deferment in September 2017, the applicant has submitted on 22.11.2017 a response-to-comments table and updated traffic data and junction assessment to respond to TD's comment on the application. Nevertheless, there are still further comments from TD regarding the underestimated Junction Capacity Assessments, lack of information on width of vehicular access and incorrect information on reference and design scenarios. More time is required by the applicant to prepare FI to address the TD's comments.
- 3.3 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 to address the departmental comments, the deferment period is not indefinite, and the deferment would not affect the interests of other relevant parties.
- 3.4 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 further two months for preparation of submission of FI. Since this is the fourth deferment of the application, the applicant should also be advised that

the Committee has allowed a total of eight months including the previous deferrals for the preparation of submission of FI, this is the last and no further deferment would be granted.

**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**  
**Plan A-1**

Letter dated 21.12.2017 from the applicant's representative  
Location plan

**PLANNING DEPARTMENT**  
**JANUARY 2018**