

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-FTA/181

(for 1st Deferment)

- Applicant** : Ocean First (Hong Kong) Limited represented by Wah Tung Development Company Limited
- 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, 437 RP in D.D. 89 and Adjoining Government Land, Fu Tei Au, Sheung Shui, New Territories
- Site Area** : 3,329 m² (about) (including about 462m² of Government land)
- Land Status**: (a) Block Government Lease (demised for agricultural use) (about 85.8% of the Site)
(b) Government land (about 14.2% of the Site)
- Plan** : Draft Fu Tei Au and Sha Ling OZP No. S/NE-FTA/15 at the time of submission (Approved Fu Tei Au and Sha Ling Outline Zoning Plan (OZP) No. S/NE-FTA/16 (currently in force))
- 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 to use the application site for temporary cargo handling and forwarding facility (logistics centre) for a period of three years (**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 12.1.2018.

2. Request for Deferment

On 22.12.2017, the applicant 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 time for the

applicant to prepare further information (FI) to address the comments of Transport Department (TD) (**Appendix I**).

3. Planning Department's Views

- 3.1 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 FI to address TD's 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 Board has allowed a total 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

Appendix I Letter dated 22.12.2017 from the applicant
Plan A-1 Location Plan

**PLANNING DEPARTMENT
JANUARY 2018**