

REVIEW APPLICATION NO. A/NE-FTA/184
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE

(for 1st Deferment)

Applicant : Oriental One Limited

Site : Lots 558 RP (Part), 559 RP (Part), 561 RP (Part), 562 S.F (Part), 563 (Part) and 564 S.B (Part) in D.D. 89, Sha Ling, Sheung Shui, New Territories

Site Area : 4,131 m² (about)

Leases : 1) Block Government Lease (demised for agricultural use) for Lots 558 RP (Part), 559 RP (Part), 561 RP (Part), 563 (Part) and 564 S.B (Part) in D.D. 89
2) Block Government lease (demised for agricultural and house use) for Lot 562 S.F (Part) in D.D. 89

Plan : Approved Fu Tei Au and Sha Ling Outline Zoning Plan (OZP) No. S/NE-FTA/16

Zoning : “Agriculture” (“AGR”)

Application : Proposed Temporary Public Vehicle Park for a Period of 3 Years

RNTPC’s decision : Rejected on 1.6.2018

Subject of Review : To review the Rural and New Town Planning Committee (RNTPC)’s decision to reject the application

1. Background

- 1.1 On 4.4.2018, the applicant sought planning permission to use the application site (the Site) for proposed temporary public vehicle park for a period of three years. The Site falls within an area zoned “Agriculture” (“AGR”) on the approved Fu Tei Au and Sha Ling OZP No. S/NE-FTA/16 (**Plan R-1**). On 1.6.2018, the RNTPC of the Town Planning Board (the Board) rejected the application.
- 1.2 On 20.6.2018, the applicant applied, under Section 17(1) of the Ordinance, for a review of the RNTPC’s decision to reject the application. In support of the review, the applicant submitted a written representation on 21.8.2018. The application is scheduled for consideration by the Board on 9.11.2018.

2. Request for Deferment

On 18.10.2018, the applicant wrote to the Secretary of the Board and requested the Board to defer making a decision on the review application for one month in order to allow time for preparation of further information (FI) to address the comments from relevant departments including the Environmental Protection Department, the Urban Design and Landscape Section of the Planning Department and the Agriculture, Fisheries and Conservation Department (**Annex A**).

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 FI in support of the review application, the deferment period is not indefinite, and the deferment would not affect the interests of other relevant parties.

3.2 Should the Board agree to defer a decision on the review application, the application will be submitted to the Board for consideration within three 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 Board's consideration. The applicant should be advised that the Board has allowed one month for preparation of submission of FI, and no further deferment would be granted unless under very special circumstances.

4. Decision Sought

The Board 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 Board for consideration at the next meeting.

5. Attachments

Annex A	Email dated 18.10.2018 from the applicant
Plan R-1	Location Plan

**PLANNING DEPARTMENT
NOVEMBER 2018**

TPB PAPER NO. 10490
FOR CONSIDERATION BY
THE TOWN PLANNING BOARD
ON 9.11.2018

(for 1st Deferment)

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Proposed Temporary Public Vehicle Park for a Period of 3 Years
in “Agriculture” Zone
Lots 558 RP (Part), 559 RP (Part), 561 RP (Part), 562 S.F (Part), 563 (Part) and
564 S.B (Part) in D.D. 89, Sha Ling, Sheung Shui, New Territories,