

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-FTA/209

(for 1st Deferment)

- Applicants** : Mr. Liu Fung Chun, the Manager of Tin Hau Temple Alias Tin Hau Miu (Lot 140 in D.D. 52) and Mr. Liu Sui Biu, the Manager of Liu Chuk Lau Tso (Lot 142 in D.D. 52) represented by M&D Planning and Surveyors Consultant Ltd.
- Site** : Lots 140 (Part), 142 (Part) and Adjoining Government Land in D.D. 52, Fu Tei Au, New Territories
- Site Area** : About 2,169.5 m² (including about 134.8 m² of Government land)
- Lease** : (a) Block Government Lease (demised for agricultural use) (about 93.8% of the Site)
(b) Government Land (about 6.2% of the Site)
- Plan** : Approved Fu Tei Au and Sha Ling Outline Zoning Plan (OZP) No. S/NE-FTA/16
- Zoning** : “Other Specified Uses (Port Back-up Uses)” (“OU(PBU)”)
- Application** : Proposed Temporary Container Storage and Repair Yard with Ancillary Office for a Period of 3 Years

1. Background

On 17.12.2021, the applicant submitted the current application to seek planning permission for proposed temporary container storage and repair yard with ancillary office for a period of three years at the subject site (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) at this meeting.

2. Request for Deferment

On 14.1.2022, the applicant’s representative wrote to the Secretary, Town Planning Board (the Board) and requested the Board to defer making a decision on the application for two months in order to prepare 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 the 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. 33A) in that this is the first deferment requested by the applicant and the deferment would allow the applicant to prepare FI to address outstanding issues.
- 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 could 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 the 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
Plan A-1

Letter dated 14.1.2022 from the applicant's representative
Location Plan

PLANNING DEPARTMENT
JANUARY 2022