

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-FTA/221

(for 1st Deferment)

<u>Applicants</u>	: Mr. LIU Tak Sun and Mr. LIU Loi Hei, Managers of Liu Hu Pak Tso represented by M&D Planning and Surveyors Consultant Limited
<u>Site</u>	: Lots 182 RP (Part) and 183 RP (Part) in D.D. 52, Fu Tei Au, Sheung Shui, New Territories
<u>Site Area</u>	: 1,607.77m ² (about)
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u> ⁽¹⁾	: Approved Fu Tei Au & Sha Ling Outline Zoning Plan No. S/NE-FTA/16
<u>Zonings</u> ⁽¹⁾	: (i) “Other Specified Uses” annotated “Port Back-Up” (“OU(PBU)”) (about 94% of the Site) (ii) “Agriculture” (“AGR”) (about 6% of the Site)
<u>Application</u>	: Temporary Cargo Handling and Forwarding Facility for a Period of Three Years

1. Background

On 12.1.2023, the applicants submitted the current application to seek planning permission for a temporary cargo handling and forwarding facility for a period of three years at the application site (the Site) (**Plan A-1**).

2. Request for Deferment

On 22.2.2023, the applicants’ representative wrote to the Secretary of the Town Planning Board (the Board) to request for deferred consideration of the application for two months in order to allow time to prepare further information (FI) to address departmental comments (**Appendix I**).

⁽¹⁾ A narrow strip of the Site of about 13.2m² (i.e. 0.8% of the total site area) falls within an area shown as ‘Road’ on the draft Fanling North Outline Zoning Plan (OZP) No. S/FLN/3, which could be regarded as minor boundary adjustment in accordance with the covering Notes of the OZP and planning permission from the Town Planning Board is not required.

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for the first 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. 33A) in that the deferment would allow the applicant more time to prepare FI to address outstanding issues.
- 3.2 Should the Rural and New Town Planning Committee (the Committee) agree to defer making a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of FI from the applicants. If the FI submitted by the applicants 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 applicants should be advised that the Committee has allowed two months for preparation of FI submission, 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 applicants' 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	Email dated 22.2.2023 from the applicants' representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
MARCH 2023**