

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-FTA/224

(for 1st Deferment)

<u>Applicants</u>	:	Mr. LIU Fung Chun and Mr. LIU Sui Biu represented by M&D Planning and Surveyors Consultant Ltd.
<u>Site</u>	:	Lots 140 (Part) and 142 (Part) in D.D. 52 and Adjoining Government Land, Fu Tei Au, Sheung Shui, New Territories
<u>Site Area</u>	:	About 2,169.59m ² (includes Government Land (GL) of about 137.27m ²)
<u>Leases</u>	:	(i) Block Government Lease (demised for agricultural use) (about 94%) (ii) GL (about 6%)
<u>Plan</u>	:	Approved Fu Tei Au and Sha Ling Outline Zoning Plan (OZP) No. S/NE-FTA/16 at the time of submission and Draft Fu Tei Au and Sha Ling OZP No. S/NE-FTA/17 currently in force
<u>Zoning</u>	:	“Other Specified Uses” annotated “Port Back-up Uses”
<u>Application</u>	:	Proposed Temporary Container Storage, Repair Yard and Dangerous Goods Godown (Cat.5 Dangerous Goods) for a Period of Three Years

1. Background

On 24.4.2023, the applicants submitted the current application to seek planning permission for a proposed temporary container storage, repair yard and dangerous goods godown (Cat.5 Dangerous Goods) for a period of three years at the application site (**Plan A-1**).

2. Request for Deferment

On 9.6.2023, the applicants wrote to the Secretary of the Town Planning Board to request for deferred consideration of 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 first 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 applicants and the deferment would allow the applicants to prepare FI to address outstanding issue(s).
- 3.2 Should the Rural and New Town Planning Committee (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 applicants. If the FI submitted by the applicants 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 applicants 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 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 9.6.2023 from the applicants
Plan A-1	Location Plan

**PLANNING DEPARTMENT
JUNE 2023**