

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-FTA/227

(for 1st Deferment)

<u>Applicant</u>	:	Liu Hu Pak Tso (Messrs. LIU Tak Sun and LIU Loi Hei as the 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>	:	About 1,602m ²
<u>Lease</u>	:	Block Government Lease (demised for agricultural use)
<u>Plan</u>	:	Draft Fu Tei Au and Sha Ling Outline Zoning Plan (OZP) No. S/NE-FTA/17
<u>Zonings</u> ¹	:	- "Other Specified Uses" annotated 'Port Back-up Uses' (about 94% of the Site); - "Agriculture" (about 6% of the Site)
<u>Application</u>	:	Temporary Cargo Handling and Forwarding Facility for a Period of Three Years

1. Background

On 29.5.2023, the applicant 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 (**Plan A-1**).

2. Request for Deferment

On 20.7.2023, the applicant 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 response to the departmental comments (**Appendix I**).

¹ A narrow strip of the Site of about 13.2m² (i.e. about 0.8% of the total site area) falls within an area shown as 'Road' on the draft Fanling North 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 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 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 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

Email dated 20.7.2023 from the applicant's representative
Location Plan

PLANNING DEPARTMENT
JULY 2023