

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-FTA/227

(for 2nd Deferment)

- Applicant** : 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
- Site** : Lots 182 RP (Part) and 183 RP (Part) in D.D. 52, Fu Tei Au, Sheung Shui, New Territories
- Site Area** : 1601.77m² (about)
- Lease** : (i) Block Government Lease (demised for agricultural use)
(ii) Covered by a Short Term Waiver (STW) No. 1292 for container trailer park and ancillary office and storage
- Plan** : Draft Fu Tei Au and Sha Ling OZP No. S/NE-FTA/17
- Zoning** : (i) “Other Specified Uses” annotated ‘Port Back-up Uses’ (“OU(PBU)”) (about 94% of the Site)
(ii) “Agriculture” (“AGR”) (about 6% of the Site)
- Application** : Temporary Cargo Handling and Forwarding Facility for a Period of Three Years

1. Background

- 1.1 On 29.5.2023, the applicant sought planning permission for temporary cargo handling and forwarding facility for a period of three years at the application site (**Plan A-1**).
- 1.2 On 28.7.2023, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months, as requested by the applicant, to allow time to prepare further information (FI) to address departmental comments.
- 1.3 On 22.8.2023, 20.9.2023, 27.9.2023 and 6.10.2023, the applicant submitted FIs to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. **Request for Deferment**

On 11.10.2023, the applicant's representative wrote to the Secretary of the Town Planning Board and requested the Board to defer making a decision on the application for one month in order to allow time 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 second 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)¹ in that 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 further submission 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 a total of three months for preparation of submission of FI. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

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 11.10.2023 from the applicant's representative
Location Plan

PLANNING DEPARTMENT
OCTOBER 2023

¹ TPB PG-No. 33A is applicable to this application as it was received before the promulgation of the revised guidelines TPB PG-No. 33B on 1.9.2023.