

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-FTA/238

(for 1st Deferment)

<u>Applicant</u>	:	Dragon Ace Investment Limited represented by R-riches Property Consultants Limited
<u>Site</u>	:	Lots 408 S.A RP (Part), 408 S.B RP (Part), 409, 410, 411, 412, 413, 414, 416, 417 RP, 418 S.A, 418 S.B, 423, 424, 425 RP and 436 (Part) in D.D. 89 and Adjoining Government Land (GL), Fu Tei Au, Sheung Shui, New Territories
<u>Site Area</u>	:	About 15,724m ² (Includes GL of about 374m ² , or 2.4% of the Site)
<u>Lease</u>	:	Block Government Lease (demised for agricultural use) (about 97.6% of the Site)
<u>Plan</u>	:	Draft Fu Tei Au and Sha Ling Outline Zoning Plan (OZP) No. S/NE-FTA/17
<u>Zonings</u> ¹	:	<ul style="list-style-type: none">- “Agriculture” (“AGR”) (about 73% of the Site)- “Government, Institution or Community” (“G/IC”) (about 11.8% of the Site)- an area shown as ‘Road’ (about 13.8% of the Site)
<u>Application</u>	:	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Associated Filling of Land

1. Background

On 22.12.2023, the applicant sought planning permission for a proposed temporary warehouse (excluding dangerous goods godown) with ancillary facilities for a period of three years and associated filling of land at the application site (**Plan A-1**).

2. Request for Deferment

On 5.2.2024, the applicant wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the application for two months in order to allow time for preparation of further information (FI) to address departmental comments (**Appendix I**).

¹ A small portion of land (i.e. about 227.9m² or 1.4% of the total site area) falls within an area zoned “Open Storage” (“OS”) on the OZP, and the proposed use are Column 1 use always permitted in the “OS” zone and filling of land does not require planning permission from the Board.

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 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. 33B) in that the deferment would allow the applicant to prepare FI to address outstanding issues.
- 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 a period of 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 to the Committee for consideration at the next meeting.

5. Attachments

Appendix I	Letter dated 5.2.2024 from the applicant
Plan A-1	Location Plan

**PLANNING DEPARTMENT
FEBRUARY 2024**