

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-FTA/243

(for 1st Deferment)

- Applicants** : Mr LIU Fung Chun and Mr LIU Sui Biu represented by M&D Planning and Surveyors Consultant Limited
- Site** : Lots 140 (Part) and 142 (Part) in D.D. 52 and Adjoining Government Land (GL), Fu Tei Au, Sheung Shui, New Territories
- Site Area** : About 2,169.59m² (Includes GL of about 137.27m², or 6.3% of the Site)
- Lease** : Block Government Lease (demised for agricultural use) (about 93.7% of the Site)
- Plans** :
- Draft Fu Tei Au and Sha Ling Outline Zoning Plan (OZP) No. S/NE-FTA/17 (at the time of submission)
- Approved Fu Tei Au and Sha Ling OZP No. S/NE-FTA/18 (currently in force)
- Zoning** : “Other Specified Uses” annotated ‘Port Back-up Uses’ (“OU(PBU)”)

[There is no change to the “OU(PBU)” zone under the current OZP No. S/NE-FTA/18]
- Application** : Proposed Temporary Cold Storage with Ancillary Office for a Period of 3 Years

1. Background

On 18.3.2024, the applicants sought planning permission for a proposed temporary cold storage with ancillary office for a period of three years at the application site (**Plan A-1**).

2. Request for Deferment

On 23.4.2024, the applicants’ representative 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**).

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 applicants 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 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 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 applicants' 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
Plan A-1

Email received on 23.4.2024 from the applicants' representative
Location Plan

PLANNING DEPARTMENT
MAY 2024