

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/NE-FTA/244**  
***(for 1<sup>st</sup> Deferment)***

- Applicants** : TO Tak Fai (a manager of Sam Wo Tong), SIN Oi Hing, YU Chau Ming, YU Chi Shing and YU Fuk Hau, all represented by Metro Planning & Development Company Limited
- Site** : Lots 360A S.A (Part), 360A RP (Part), 360B S.A (Part), 360B RP (Part), 360C S.A (Part), 360D S.A (Part) and 360D RP (Part) in D.D. 87 and Adjoining Government Land (GL), Ta Kwu Ling, New Territories
- Site Area<sup>1</sup>** : About 1,920m<sup>2</sup>
- Lease** : Block Government Lease (demised for agricultural use)
- 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** : “Agriculture” (“AGR”)  
  
[There is no change to the “AGR” zone under the current OZP No. S/NE-FTA/18]
- Application** : Proposed Temporary Open Storage of Construction Materials for a Period of Three Years and Associated Filling of Land

**1. Background**

On 27.3.2024, the applicants sought planning permission for a proposed temporary open storage of construction materials for a period of three years and associated filling of land at the application site (the Site) (**Plan A-1**).

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<sup>1</sup> A minor portion of the Site (i.e. about 3m<sup>2</sup>, or 0.16% of the total site area) involves GL, which is regarded as minor boundary adjustment and would not be included in the assessment.

## **2. Request for Deferment**

On 13.5.2024, 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**

<b>Appendix I</b>	Letter received on 13.5.2024 from the applicants' representative
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
MAY 2024**