

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-FTA/248

(for 1st Deferment)

- Applicant** : Sunny Mega Holdings Limited represented by FiBi International Project Consultancy Co. Limited
- Site** : Lot 141 RP (Part) in D.D. 52 and Adjoining Government Land (GL), Sheung Shui, New Territories
- Site Area** : About 1,481m² (including about 91.4m² of GL, or about 6.2% of the Site)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Fu Tei Au & Sha Ling Outline Zoning Plan (OZP) No. S/NE-FTA/18
- Zoning** : “Other Specified Uses” annotated “Port Back-up Uses” (“OU(PBU)”)
- Application** : Proposed Temporary Cargo Handling and Freight Forwarding Facilities for a Period of Three Years

1. Background

- 1.1 On 24.6.2024, the applicant sought planning application for proposed temporary cargo handling and freight forwarding facilities for a period of three years at the application site (**Plan A-1**).
- 1.2 On 31.7.2024, the applicant submitted further information (FI) to address departmental comments. The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) at this meeting.

2. Request for Deferment

On 6.8.2024, the applicant’s 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 prepare FI 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 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 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 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 6.8.2024 from the applicant's representative
Location Plan

PLANNING DEPARTMENT
AUGUST 2024