

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-FTA/250

(for 1st Deferment)

- Applicants** : Mr LIU Wai Lam and Mr LIU Kam Hung (Liu Kau Ngo Tso) represented by Yetroy Investment Limited
- Site** : Lot 188 (Part) in D.D. 52 and Adjoining Government Land (GL), Fu Tei Au, Sheung Shui, New Territories
- Site Area** : 3,029m² (about) (includes GL of about 1,326m² or about 44% of the Site)
- Lease** : Block Government Lease (demised for agricultural use) (about 56% of the Site)
- Plan** : Approved Fu Tei Au & Sha Ling Outline Zoning Plan No. S/NE-FTA/18
- Zonings** : (i) “Other Specified Uses” annotated “Port Back-up Uses” (“OU(PBU)”) (about 97% of the Site)
- (ii) “Green Belt” (“GB”) (about 3% of the Site)
- Application** : Proposed Temporary Cold Storage with Ancillary Office Use for a Period of Three Years and Associated Excavation and Filling of Land

1. Background

On 15.8.2024, the applicants submitted the current application to seek planning permission for proposed temporary cold storage with ancillary office use for a period of three years and associated excavation and filling of land at the subject site (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) at this meeting.

2. Request for Deferment

On 27.9.2024, 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 prepare 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 for deferment as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, 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 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 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	Email dated 27.9.2024 from the applicants' representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
OCTOBER 2024**