

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

**APPLICATION NO. A/NE-FTA/250**

*(for 2<sup>nd</sup> Deferment)*

- Applicants** : Messrs LIU Wai Lam and LIU Kam Hung (Managers of 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** : 3,029m<sup>2</sup> (about) (includes GL of about 1,326m<sup>2</sup> 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**

- 1.1 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**).
- 1.2 On 4.10.2024, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months, as requested by the applicants, to allow time to prepare further information (FI) to address departmental comments.
- 1.3 On 10.10.2024, the applicants submitted FI to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

## **2. Request for Deferment**

On 29.11.2024, the applicants' representative wrote to the Secretary of 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 FI to address further departmental comments (**Appendix I**).

## **3. Planning Department's Views**

- 3.1 The Planning Department has no objection to the request for the second 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 a total of four months for preparation of the submission of FI. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

## **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 dated 29.11.2024 from the applicants' representative  
Location Plan

**PLANNING DEPARTMENT**  
**DECEMBER 2024**