

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

**APPLICATION NO. A/NE-LYT/816**  
***(for 1<sup>st</sup> Deferment)***

- Applicants** : Wing Fook Land Investment Company Limited and Ms. Siu Kai Wai Boni represented by Lawson David & Sung Surveyors Limited
- Site** : Lots 1445 S.B ss.2, 1445 S.B RP, 1489, 1490, 1492 and 1494 in D.D. 76 and Adjoining Government Land, Ng Uk Tsuen, Sha Tau Kok Road, Fanling, New Territories
- Site Area** : About 4,064 m<sup>2</sup>
- Lease** : (a) Block Government Lease (demised for agricultural use)  
(b) Government land
- Plan** : Approved Lung Yeuk Tau & Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19
- Zoning** : “Agriculture” (“AGR”)
- Application** : Proposed Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years

**1. Background**

On 4.12.2023, the applicants submitted the current application to seek planning permission for a proposed temporary warehouse and open storage of construction materials for a period of 3 years at the application site (the Site) (**Plan A-1**).

**2. Request for Deferment**

On 10.1.2024, the applicants’ representative wrote to the Secretary of the Town Planning Board (the Board) to request for deferred consideration of the application for two months in order to allow time 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, Comments, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the deferment would allow the applicants more time to prepare FI to address outstanding issues.
- 3.2 Should the Rural and New Town Planning Committee (the Committee) agree to defer making 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 can 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 FI submission, 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**

Letter dated 10.1.2024 from the applicants' representative  
Location Plan

**PLANNING DEPARTMENT**  
**JANUARY 2024**