

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

**APPLICATION NO. A/NE-LYT/816**

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

<b><u>Applicants</u></b>	:	Wing Fook Land Investment Company Limited and Siu Kai Wai Boni represented by Lawson David & Sung Surveyors Limited
<b><u>Site</u></b>	:	Lots 1445 S.B ss.2, 1445 S.B RP, 1489, 1490, 1492 and 1494 in D.D. 76 and Adjoining Government Land (GL), Ng Uk Tsuen, Sha Tau Kok Road, Fanling, New Territories
<b><u>Site Area</u></b>	:	About 4,033m <sup>2</sup> (including Government Land (GL) of about 232m <sup>2</sup> (about 6%))
<b><u>Lease</u></b>	:	Block Government Lease (demised for agricultural use) (about 94%)
<b><u>Plan</u></b>	:	Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan (OZP) No. S/NE-LYT/19
<b><u>Zoning</u></b>	:	“Agriculture” (“AGR”)
<b><u>Application</u></b>	:	Proposed Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years

**1. Background**

- 1.1 On 4.12.2023, the applicants sought planning permission for proposed temporary public warehouse and open storage of construction materials for a period of three years at the application site (**Plan A-1**).
- 1.2 On 26.1.2024, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer 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 2.2.2024, 19.2.2024, 22.2.2024 and 29.2.2024, the applicants submitted FIs to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

## 2. **Request for Deferment**

On 5.3.2024, the applicants' representative wrote to the Secretary of the Board and requested to defer consideration of the application for two months in order to prepare 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 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, Comments, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the applicants needs more time to prepare FI to address further departmental comments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.
- 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 for the Committee's consideration at the next meeting.

## 5. **Attachments**

**Appendix I**  
**Plan A-1**

Letter dated 5.3.2024 from the applicants' representative  
Location Plan

**PLANNING DEPARTMENT**  
**MARCH 2024**