

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/FLN/16

(2nd Deferment)

- Applicant** : Mr. Liu Chun On represented by Lanbase Surveyors Limited
- Site** : Lots 164 (Part), 167 RP, 167 S.B and 176 RP (Part) in D.D.52, Sheung Shui Wa Shan, Fu Tei Au, Sheung Shui, N.T.
- Site Area** : 6,181m² (about)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Fanling North Outline Zoning Plan No. S/FLN/2 and Approved Fu Tei Au and Sha Ling Outline Zoning Plan No. S/NE-FTA/16
- [Draft Fu Tei Au and Sha Ling Outline Zoning Plan No. S/NE-FTA/15 at the time of submission of the application]
- Zoning** : “Government / Institution or Community” (“G/IC”) (about 3,639 m², or 59% of the site)
- “Other Specified Uses” annotated “Port Back-up Uses” (“OU(PBU)”) (about 1,840m², or 30% of the site)
- Area shown as ‘Road’ (about 702 m², or 11% of the site)
- Application** : Temporary Public Vehicle Park (Including Container Vehicle) and Goods Distribution and Storage Use for a Period of 3 Years

1. Background

- 1.1 On 30.10.2017, the applicant submitted the application to seek planning permission for temporary public vehicle park (including container vehicle) and goods distribution and storage use for a period of 3 years at the application site (**Plan A-1**).
- 1.2 On 22.12.2017, the Rural and New Town Planning Committee (the Committee) agreed to defer a decision on the application, as requested by the applicant, to allow

two months' time for the applicant to prepare further information (FI) to address departmental comments. On 23.2.2018, the applicant submitted FI to address the departmental comments. Upon receipt of the FI submitted by the applicant on 23.2.2018, the application is scheduled for consideration by the Committee on 20.4.2018.

2. **Request for Deferment**

On 3.4.2018, the applicant's representative wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to further defer the consideration of the application for another two months to allow more time for the applicant to prepare FI to address comments of Transport Department (TD) (**Appendix I**).

3. **Planning Department's View**

- 3.1 The application has been deferred once for two months at the request of the applicant to allow more time to address departmental comments. Since the first deferment on 22.12.2017, the applicant has submitted FI on 23.2.2018 in response to the comments from TD. However, the applicant needs more time to prepare FI to address TD's further comments.
- 3.2 The Planning Department has no objection to the request for deferment as the justifications for deferment meet 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. 33) in that the applicant needs more time to prepare further information in response to departmental comments, the deferment period is not indefinite, and the deferment would not affect the interests of other relevant parties.
- 3.3 Should 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 applicant. If the FI submitted by the applicant 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 applicant should be advised that the Committee has allowed two months for preparation of submission of FI. Since it is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of four months for preparation of 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 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 Letter received on 3.4.2018 from the applicant requesting for
deferment

Plan A-1 Location Plan

**PLANNING DEPARTMENT
APRIL 2018**