

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

**APPLICATION NO. A/NE-FTA/181**

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

- Applicant** : Ocean First (Hong Kong) Limited represented by Wah Tung Development Company Limited
- Site** : Lots 40 RP (Part), 404 S.A (Part), 408 S.A RP (Part), 408 S.B RP (Part), 409, 410 (Part), 413 (Part), 414 (Part), 416 (Part), 417 RP (Part), 435, 436, 437 RP in D.D. 89 and Adjoining Government Land, Fu Tei Au, Sheung Shui, New Territories
- Site Area** : 3,329 m<sup>2</sup> (about) (including about 462m<sup>2</sup> of Government land)
- Land Status**: (a) Block Government Lease (demised for agricultural use) (about 85.8% of the Site)  
(b) Government land (about 14.2% of the Site)
- Plan** : Draft Fu Tei Au and Sha Ling OZP No. S/NE-FTA/15 at the time of submission (Approved Fu Tei Au and Sha Ling Outline Zoning Plan (OZP) No. S/NE-FTA/16 (currently in force))
- Zoning** : “Agriculture” (“AGR”)
- Application** : Temporary Cargo Handling and Forwarding Facility (Logistics Centre) for a Period of 3 Years

**1. Background**

- 1.1 The applicant seeks planning permission to use the application site (the Site) for temporary cargo handling and forwarding facility (logistics centre) for a period of three years (**Plan A-1**). On 12.1.2018, 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 applicant, to allow time for the applicant to prepare further information (FI) to address the comments of Transport Department (TD).
- 1.2 On 16.1.2018, the applicant’s representative submitted a Traffic Impact Assessment (TIA) to address the comments of TD. The application is scheduled for consideration by the Committee on 16.3.2018.

## 2. **Request for Deferment**

On 27.2.2018, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for another two months in order to allow time for the preparation of FI to address the further comments of TD (**Appendix I**).

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

- 3.1 The application has been deferred once for two months at the request of the applicant to allow more time to address the departmental comments. Since the first deferment on 12.1.2018, the applicant submitted FI on TIA on 16.1.2018 in response to the comments of TD. Nevertheless, the applicant needs more time to prepare FI to address the further comments of TD on the transport aspect.
- 3.2 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 FI to address TD's 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 a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of further submission 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 a period of 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 dated 27.2.2018 from the applicant's representative  
**Plan A-1** Location Plan