

RNTPC Paper No. A/NE-FTA/190  
For Consideration by the  
Rural and New Town Planning  
Committee on 17.5.2019

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

**APPLICATION NO. A/NE-FTA/190**

*(For 1<sup>st</sup> Deferment)*

- Applicant** : Mr LIU Ka-sing and Mr LIU Hing-yin represented by Mr TSUI Kwok-fai
- Site** : Lots 184 RP and 187 RP (Part) in D.D. 52 and Adjoining Government Land, Sheung Shui Wa Shan, Sheung Shui, New Territories
- Site Area** : 3,291m<sup>2</sup> (about) (including about 100m<sup>2</sup> of Government land)
- Lease** : (a) Block Government Lease (demised for agricultural use)  
(about 96.4% of the Site)  
(b) Government land (about 3.6% of the Site)
- Plans** : (i) Approved Fu Tei Au and Sha Ling Outline Zoning Plan (OZP) No. S/NE-FTA/16  
(ii) Approved Fanling North OZP No. S/FLN/2
- Zonings** : (i) "Agriculture" ("AGR") on the approved Fu Tei Au and Sha Ling OZP No. S/NE-FTA/16  
(about 45.5% of the Site)  
(ii) "Open Space" on the approved Fanling North OZP No. S/FLN/2  
(about 16.3% of the Site)  
(iii) Area shown as 'Road' on the approved Fanling North OZP No. S/FLN/2  
(about 38.2% of the Site)
- Application** : Temporary Open Storage of Construction Materials for a Period of 3 Years

**1. Background**

The applicant seeks planning permission to use the application site for temporary open storage of construction materials for a period of three years (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) on 17.5.2019.

## 2. Request for Deferment

On 3.5.2019, the applicant's 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 to prepare further information (FI) to address the comments of Transport Department (**Appendix I**).

## 3. Planning Department's Views

3.1 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 FI to address the 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 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 Board has allowed a period of two 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**  
**Plan A-1**

Email received on 3.5.2019 from the applicant's representative  
Location Plan

**PLANNING DEPARTMENT**  
**MAY 2019**