

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

**APPLICATION NO. A/NE-FTA/194**

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

- Applicants** : Mr. LIU Tak Sun and Mr. LIU Loi Hei, Managers of Liu Hu Pak Tso represented by M&D Planning and Surveyors Consultant Ltd.
- Site** : Lots 182 RP (Part) and 183 RP (Part) in D.D. 52, Fu Tei Au, Sheung Shui, New Territories
- Site Area** : About 1,807.6 m<sup>2</sup>
- Lease** : Block Government Lease (demised for agricultural use)
- Plans** : (i) Approved Fu Tei Au and Sha Ling Outline Zoning Plan (OZP) No. S/NE-FTA/16  
(ii) Approved Fanling North Outline Zoning Plan (OZP) No. S/FLN/2
- Zonings** : (i) “Other Specified Uses” annotated “Port Back-Up” (“OU(PBU)”) (about 1,569 m<sup>2</sup> or 86.8% of the Site) on the approved Fu Tei Au and Sha Ling OZP  
(ii) Area shown as ‘Road’ (about 155.5 m<sup>2</sup> or 8.6% of the Site) on the approved Fanling North OZP  
(iii) “Agriculture” (“AGR”) (about 83.1 m<sup>2</sup> or 4.6% of the Site) on the approved Fu Tei Au and Sha Ling OZP
- Application** : Temporary Cargo Handling and Forwarding Facility for a Period of 3 Years

**1. Background**

The applicant seeks planning permission for temporary cargo handling and forwarding facility for a period of three years at the application site (**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 17.1.2020.

## 2. Request for Deferment

On 9.1.2020, 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 departmental comments (**Appendix I**).

## 3. Planning Department's Views

3.1 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 total 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** Letter dated 9.1.2020 from the applicant's representative  
**Plan A-1** Location Plan

**PLANNING DEPARTMENT  
JANUARY 2020**