

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

**APPLICATION NO. A/NE-FTA/187**

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

- Applicant** : Hong Kong Chilled Meat & Poultry Association represented by PlanPlus Consultancy
- Site** : Lots 471 S.B RP (Part), 472, 473, 474, 475, 476, 482 RP, 483, 484, 486 (Part), 487 RP, 497 S.A RP, 500 S.B RP (Part), 501, 502, 504 S.B, 505 and 506 S.B RP in D.D. 89 and Adjoining Government Land, Man Kam To Road, Sha Ling, New Territories
- Site Area** : About 21,204 m<sup>2</sup> (including about 2,030.42 m<sup>2</sup> of Government land)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Fu Tei Au and Sha Ling Outline Zoning Plan (OZP) No. S/NE-FTA/16
- Zoning** : “Agriculture” (“AGR”)
- Application** : Proposed Temporary Cold Storage for Poultry and Distribution Centre for a Period of 3 Years

**1. Background**

The applicant seeks planning permission for proposed temporary cold storage for poultry and distribution centre for a period of three years (**Plan A-1**) at the application site. On 19.10.2018, 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 departmental comments. The applicant submitted FI on 19.12.2018. The application is scheduled for consideration by the Committee on 1.2.2019.

**2. Request for Deferment**

On 18.1.2019, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for another two months in order to allow more time to prepare FI to address the departmental comments (**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 departmental comments. Since the last deferment in October 2018, the applicant's representative submitted a responses-to-comments table, revised Master Layout Plan, Environmental Assessment, Sewerage Impact Assessment, Drainage Impact Assessment, Traffic Impact Assessment, Ecological Impact Assessment and Tree Preservation and Landscape Proposal to address the comments of various Government departments. Nevertheless, the applicant needs more time to prepare FI to address the further departmental comments.
- 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 the 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 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. Since it is the second deferment of the application, the applicant should be advised that the Board 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**  
**Plan A-1**

Letter received on 18.1.2019 from the applicant's representative  
Location Plan

**PLANNING DEPARTMENT**  
**FEBRUARY 2019**