

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-MKT/57

(for 2nd Deferment)

- Applicants** : Fugo Furniture Trading Co. and Wan Hing Hong Development Company Limited represented by Metro Planning & Development Company Limited
- Site** : Lots 588, 589 and 590 RP in D.D. 90, Lin Ma Hang Road, Ta Kwu Ling, New Territories
- Site Area** : About 845m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/7
- Zoning** : “Agriculture” (“AGR”)
- Application** : Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of Three Years

1. Background

- 1.1 On 20.11.2025, the applicants submitted the current application to seek planning permission for proposed temporary warehouse (excluding dangerous goods godown) and associated filling of land for a period of three years at the application site (**Plan A-1**).
- 1.2 On 9.1.2026, 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 applicants, to allow time to prepare further information (FI) to address departmental comments.
- 1.3 On 4.3.2026, the applicants submitted FI to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 19.3.2026, the applicants’ 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 for preparation of FI to address departmental comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for the second deferment as the justification for deferment meets the criteria as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the deferment would allow the applicants to prepare FI to address outstanding issues.

- 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 FI from the applicants. If the FI submitted by the applicants is not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The applicants should be advised that the Committee has allowed a total of four months for preparation of the submission of FI. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

4. Decision Sought

The Committee is invited to consider whether or not to accede the applicants' request for deferment. If the request is not acceded to, the application will be submitted for the Committee for consideration at the next meeting.

5. Attachments

Appendix I	Email dated 19.3.2026 from the applicants' representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
APRIL 2026**