

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-FTA/220

(for 1st Deferment)

<u>Applicant</u>	: Hong Kong Chilled Meat & Poultry Association Limited represented by Aikon Development Consultancy Limited
<u>Site</u>	: Lots 471 S.B RP (Part), 472, 473, 474, 475, 476, 483, 501, 502, 504 S.B, 505 and 506 S.B RP in D.D. 89 and Adjoining Government Land (GL), Man Kam To Road, Sha Ling, New Territories
<u>Site Area</u>	: About 16,060 m ² (including GL of about 1,869 m ²)
<u>Lease</u>	: (i) Block Government Lease (demised for agricultural use) (about 88% of the Site) (ii) GL (about 12% of the Site)
<u>Plan</u>	: Approved Fu Tei Au & Sha Ling Outline Zoning Plan No. S/NE-FTA/16
<u>Zoning(s)</u>	: "Agriculture" ("AGR")
<u>Application</u>	: Proposed Temporary Cold Storage for Poultry and Distribution Centre (CSDC) for a Period of Three Years with Filling of Land for Site Formation Works

1. Background

On 2.11.2022, the applicant submitted the current application to seek planning permission for a proposed temporary CSDC for a period of three years with filling of land for site formation works at the application site (the Site) (**Plan A-1**).

2. Request for Deferment

On 9.12.2022, the applicant's representative wrote to the Secretary of the Town Planning Board (the Board) to request for deferred consideration of 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 The Planning Department has no objection to the request for the first 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. 33A) in that the deferment would allow the applicant more time to prepare FI to address outstanding issues.
- 3.2 Should the Rural and New Town Planning Committee (the Committee) agree to defer making a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of FI 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 two months for preparation of FI submission, 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 9.12.2022 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
DECEMBER 2022**