

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-FTA/234

(for 2nd Deferment)

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| <u>Applicant</u> | : | Kinform Timber Company Limited represented by R-riches Property Consultants Limited |
| <u>Site</u> | : | Lots 580 S.B, 581 (Part), 582 (Part), 583, 584 RP in D.D. 89 and Adjoining Government Land (GL), Man Kam To Road, Sha Ling, New Territories |
| <u>Site Area</u> | : | About 5,548m ² (Includes GL of about 676m 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> | : | Draft Fu Tei Au and Sha Ling Outline Zoning Plan (OZP) No. S/NE-FTA/17 |
| <u>Zoning</u> | : | “Agriculture” (“AGR”) |
| <u>Application</u> | : | Proposed Temporary Rural Workshop (Timber Yard and Sawmill) with Ancillary Facilities for a Period of Three Years and Associated Filling of Land |

1. Background

- 1.1 On 31.8.2023, the applicant sought planning permission for a proposed temporary rural workshop (timber yard and sawmill) with ancillary facilities for a period of three years and associated filling of land at the application site (**Plan A-1**).
- 1.2 On 27.10.2023, 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 to prepare further information (FI) to address departmental comments.
- 1.3 On 27.12.2023, the applicant submitted FI to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. **Request for Deferment**

On 23.1.2024, 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 address the outstanding 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 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)¹ in that deferment would allow the applicant 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 further submission from the applicant. If the FI submitted by the applicant 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 applicant should be advised that the Committee has allowed a total of four months for preparation of 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 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 dated 23.1.2024 from the applicant's representative
Location Plan

PLANNING DEPARTMENT
FEBRUARY 2024

¹ TPB PG-No. 33A is applicable to this application as it was received before the promulgation of the revised guidelines TPB PG-No. 33B on 1.9.2023.