

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-LYT/804

(for 1st Deferment)

<u>Applicant</u>	:	Carlton Woodcraft Manufacturing Ltd. represented by Aikon Development Consultancy Limited
<u>Site</u>	:	Lots 755, 835 S.B ss.1 RP, 836 RP, 837, 838 RP, 841 RP, 842 RP, 844 RP and 854 in D.D. 83, No. 31A, Ma Liu Shui San Tsuen, Fanling, New Territories
<u>Site Area</u>	:	About 10,853.68m ²
<u>Lease</u>	:	Block Government Lease (demised for agricultural use) Short Term Waiver (STW) No. 1646 Restricted to warehouse (excluding dangerous goods godown)
<u>Plan</u>	:	Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan (OZP) No. S/NE-LYT/19
<u>Zonings</u>	:	(i) "Residential (Group C)" ("R(C)") (about 90.1% of the Site) (ii) "Agriculture" ("AGR") (about 9.9% of the Site)
<u>Application</u>	:	Renewal of Planning Approval for Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of Three Years

1. Background

On 2.8.2023, the applicant's representative submitted the current application to seek renewal of planning approval for temporary warehouses (excluding dangerous goods godown) for a period of three years at the application site (**Plan A-1**).

2. Request for Deferment

On 19.9.2023, the applicant wrote to the Secretary of the Town Planning Board to request for deferred consideration of the application for one month in order to prepare further information (FI) to address the 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 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) in that this is the first deferment requested by the applicant and the deferment would allow the applicant to prepare FI to address outstanding issue(s).
- 3.2 Should the Rural and New Town Planning Committee (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 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 one month for preparation of the 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 dated 19.9.2023 from the applicant's representative
Location Plan

PLANNING DEPARTMENT
SEPTEMBER 2023