

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-MKT/34

(for 1st Deferment)

<u>Applicants</u>	:	Factor Company Limited, Hang Sing Limited and Mr. CHAN Chin Wang (all represented by Metro Planning & Development Company Limited)
<u>Site</u>	:	Lots 515 RP and 524 S.B in D.D. 90, Lin Ma Hang Road, Ta Kwu Ling, New Territories
<u>Site Area</u>	:	About 1,360m ²
<u>Lease</u>	:	Block Government Lease (demised for agricultural use)
<u>Plan</u>	:	Approved Man Kam To Outline Zoning Plan (OZP) No. S/NE-MKT/4
<u>Zoning</u>	:	“Agriculture” (“AGR”)
<u>Application</u>	:	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land

1. Background

On 30.1.2024, the applicants submitted the current application to seek planning permission for a proposed temporary warehouse for storage of construction materials for a period of three years and associated filling of land at the application site (**Plan A-1**).

2. Request for Deferment

On 7.3.2024, the applicants’ representative wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the application for two months in order to allow time 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 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.

33B) in that the deferment would allow the applicants to prepare further information (FI) to address outstanding issues.

- 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 further submission 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 period of two months 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 applicants' 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 7.3.2024 from the applicants' representative
Location Plan

PLANNING DEPARTMENT
MARCH 2024