

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-MKT/34

(for 2nd 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”
<u>Application</u>	:	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of Three Years and Associated Filling of Land

1. Background

- 1.1 On 30.1.2024, the applicants sought 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**).
- 1.2 On 15.3.2024, 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 25.4.2024, 6.5.2024 and 14.5.2024, the applicants submitted FIs to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. **Request for Deferment**

On 16.5.2024, 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 to address further 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, Comments, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the applicants needs more time to prepare FI to address further departmental comments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.
- 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 to the applicants' request for deferment. If the request is not acceded to, the application will be submitted to the Committee for consideration at the next meeting.

5. **Attachments**

Appendix I
Plan A-1

Email dated 16.5.2024 from the applicants' representative
Location Plan

PLANNING DEPARTMENT
JUNE 2024