

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-MKT/40

(for 2nd Deferment)

<u>Applicant</u>	: Fugo Furniture Trading Co. represented by Metro Planning & Development Company Limited
<u>Site</u>	: Lots 589 and 590 RP in D.D. 90, Lin Ma Hang Road, Ta Kwu Ling, New Territories
<u>Site Area</u>	: About 580m ²
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Plans</u>	: Draft Man Kam To Outline Zoning Plan (OZP) No. S/NE-MKT/5 (currently in force) Approved Man Kam To OZP No. S/NE-MKT/4 (at the time of submission)
<u>Zoning</u>	: “Agriculture”
<u>Application</u>	: Proposed Temporary Warehouse for Storage of Construction Materials and Furniture for a Period of Three Years and Associated Filling of Land

1. Background

- 1.1 On 16.8.2024, the applicant submitted the current application to seek planning permission for temporary warehouse for storage of construction materials and furniture for a period of three years and associated filling of land at the application site (**Plan A-1**).
- 1.2 On 4.10.2024, 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 applicants, to allow time to prepare further information (FI) to address departmental comments.
- 1.3 On 29.11.2024 and 2.12.2024, the applicant submitted FIs to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 14.1.2025, 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 for preparation of FI 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, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the 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 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 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 the applicant's request for deferment. If the request is not acceded to, the application will be submitted for the Committee for consideration at the next meeting.

5. Attachments

Appendix I
Plan A-1

Email dated 14.1.2025 from the applicant's representative
Location Plan

PLANNING DEPARTMENT
JANUARY 2025