

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/NE-FTA/187**

*(For 3<sup>rd</sup> Deferment)*

- Applicant** : Hong Kong Chilled Meat & Poultry Association represented by PlanPlus Consultancy
- Site** : Lots 471 S.B RP (Part), 472, 473, 474, 475, 476, 482 RP, 483, 484, 486 (Part), 487 RP, 497 S.A RP, 500 S.B RP (Part), 501, 502, 504 S.B, 505 and 506 S.B RP in D.D. 89 and Adjoining Government Land, Man Kam To Road, Sha Ling, New Territories
- Site Area** : About 21,204 m<sup>2</sup> (including about 2,030.42 m<sup>2</sup> of Government land)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Fu Tei Au and Sha Ling Outline Zoning Plan (OZP) No. S/NE-FTA/16
- Zoning** : “Agriculture” (“AGR”)
- Application** : Proposed Temporary Cold Storage for Poultry and Distribution Centre for a Period of 3 Years

**1. Background**

The applicant seeks planning permission for proposed temporary cold storage for poultry and distribution centre for a period of three years at the application site (**Plan A-1**). On 19.10.2018 and 1.2.2019, 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 each, as requested by the applicant, to allow time for the applicant to prepare further information (FI) to address departmental comments. The applicant submitted FI on 1.4.2019. The application is scheduled for consideration by the Committee on 31.5.2019.

**2. Request for Deferment**

On 16.5.2019, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for another two months in order to allow more time to prepare FI to address the departmental comments (**Appendix I**).

### 3. Planning Department's Views

- 3.1 The application has been deferred twice for a total of four months at the request of the applicant to allow more time to address departmental comments. The applicant has demonstrated efforts in preparing FI including technical assessments in support of the application.
- 3.2 Since the last deferment in February 2019, the applicant's representative submitted a responses-to-comments table and revised technical assessments including Traffic Impact Assessment, Sewerage Impact Assessment, Drainage Impact Assessment, Environmental Assessment and revised Landscape Master Plan to address the comments of various Government departments. Nevertheless, there are still further comments on the potential traffic and environmental impacts arising from the proposed development. More time is required by the applicant to prepare FI to address the further departmental comments from Environmental Protection Department and Transport Department on the application.
- 3.3 Planning Department has no objection to the request for deferment as the justifications for deferment meet 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. 33) in that the applicant needs more time to prepare FI to address the departmental comments, the deferment period is not indefinite, and the deferment would not affect the interests of other relevant parties.
- 3.4 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 can be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. Since it is the third deferment of the application, the applicant should be advised that the Board has allowed a total of six months for preparation of 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 received on 16.5.2019 from the applicant's representative  
Location Plan