

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-FTA/187

(For 4th 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 21,207 m² (including about 2,030.42 m² of Government land)
- Lease** : (i) Block Government Lease (demised for agricultural use)
(about 90.4% of the Site)
(ii) Government land (about 9.6% of the Site)
- 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

- 1.1 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, 1.2.2019 and 31.5.2019, 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.
- 1.2 On 10.12.2019, the applicant submitted FI including a consolidated planning statement with response-to-comment tables and revised technical assessments including Traffic Impact Assessment, Sewerage Impact Assessment, Drainage Impact Assessment, Environmental Assessment and revised Landscape Master Plan and Tree Preservation Proposal to address the comments of various Government departments. In light of the special work arrangement for Government departments due to the novel coronavirus infection, the meeting originally scheduled for 7.2.2020 for consideration of the application has been rescheduled, and the Board has agreed to defer consideration of the application. The application is now scheduled for consideration by the Committee at this meeting.

2. **Request for Deferment**

On 21.1.2020, 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 further departmental comments (**Appendix I**).

3. **Planning Department's Views**

- 3.1 The application has been deferred thrice for a total of six months at the request of the applicant to allow more time to address the departmental comments. The applicant has demonstrated efforts in preparing various technical assessments in support of the application.
- 3.2 Since the last deferment on 31.5.2019, the applicant submitted FI on 1.8.2019, 6.9.2019, 21.10.2019 and 10.12.2019 including response-to-comment tables, revised Master Layout Plan and revised technical assessments including Traffic Impact Assessment, Sewerage Impact Assessment, Drainage Impact Assessment, Environmental Assessment and revised Landscape Master Plan and Tree Preservation Proposal. Since further comments on the Master Layout Plan and technical assessments have been received from Lands Department, Drainage Services Department, Transport Department and Planning Department, the applicant needs more time to prepare FI to address the comments.
- 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. The applicant should be advised that the Committee has allowed a further two months for the preparation of submission of FI. Since it is the fourth deferment of the application, the applicant should be reminded that the Committee has allowed a total of eight months for the preparation of submission of FI, this is the last deferment and no further deferment would be granted.

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	Letter dated 21.1.2020 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
MARCH 2020**