

RNTPC Paper No. A/NE-FTA/201
For Consideration by the
Rural and New Town Planning
Committee on 5.2.2021

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-FTA/201

(For 1st Deferment)

- Applicant** : Hong Kong Chilled Meat & Poultry Association (HKCMA) represented by PlanPlus Consultancy Limited
- Site** : Lots 471 S.B RP (Part), 472, 473, 474, 475, 476, 482 RP, 483, 484, 486, 487 RP, 497 S.A RP, 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 20,506 m² (including about 1,903 m² of Government land)
- Land Lease** : (i) Block Government Lease (demised for agricultural use)
(about 90.7% of the Site)
(ii) Government land (about 9.3% 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

On 18.12.2020, the applicant submitted a planning application for a proposed temporary cold storage for poultry and distribution centre for a period of three years at the application site (the Site) (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) on 5.2.2021.

2. Request for Deferment

On 27.1.2021, 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 to prepare further information (FI) to address the comments from various Government departments including Agriculture, Fisheries and Conservation Department (AFCD), Environmental Protection Department (EPD), Highways Department (HyD), Drainage Services Department (DSD) and Urban Design & Landscape Section (UD&L) of Planning Department (**Appendix I**).

3. **Planning Department's Views**

- 3.1 The 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.
- 3.2 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 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 Board has allowed a period of two 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 dated on 27.1.2021 from the applicant's representative
Location Plan

PLANNING DEPARTMENT
FEBRUARY 2021