

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/ST/982
(for 1st Deferment)

- Applicant** : Metric Land (BVI) Limited and Lotful (BVI) Limited represented by Lanbase Surveyors Limited
- Site** : Nos. 8 - 14 Siu Lek Yuen Road, Sha Tin
- Site Area** : 7,668 m² (about)
- Lease** : Sha Tin Town Lot Nos. 196 and 276
(a) governed by the New Grant No. 11863 and the New Grant No. 11908 as varied or modified by Modification Letters dated 26.10.1987
(b) restricted to the use of industrial or godown or both excluding offensive trades
- Plan** : Approved Sha Tin Outline Zoning Plan (OZP) No. S/ST/34
- Zoning** : “Industrial (Group 1)” (“I(1)”)
- Application** : Proposed Shop and Services\Eating Place\Motor-vehicle Showroom on Ground Floor\Art Studio\Information Technology and Telecommunications Industries\Office\Research, Design and Development Centre (Wholesale Conversion of Existing Industrial Building)

1. The Proposal

The applicant seeks planning permission for wholesale conversion of two existing 6-storey industrial buildings (the buildings), which share a common driveway, known as Chiaphua Industrial Building and Chiaphua Centre at the subject site in “I(1)” zone into shop and services, eating place, motor-vehicle showroom on ground floor and other always permitted uses (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) on 24.4.2020.

2. Request for Deferment

On 16.4.2020, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months so as to allow time for preparation of further information to address Government departmental comments (**Appendix I**).

3. **Planning Department's View**

- 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 further information to address 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 further information 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 two months for preparation of submission of further information, 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 to the Committee for consideration at the next meeting.

5. **Attachments**

Appendix I
Plan A-1

Letter dated 16.4.2020 from the applicant's representative
Location plan

**PLANNING DEPARTMENT
APRIL 2020**