

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/ST/982
(for 2nd 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

- 1.1 On 13.3.2020, the applicant submitted an application to seek 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 a building with shop and services, eating place, motor-vehicle showroom on ground floor and other always permitted uses (**Plan A-1**).
- 1.2 On 24.4.2020, the Rural and New Town Planning Committee (the Committee) agreed to defer a decision on the application for two months as requested by the applicant to allow time to prepare further information (FI) to address the comments raised by relevant government departments. On 23.6.2020, the applicant submitted FI which includes new swept path analysis, mechanical parking system analysis and water consumption assessment to address government departments’ comments. The application is scheduled for consideration by the Committee on 21.8.2020.

2. **Request for Deferment**

On 6.8.2020, the applicant's representative wrote to the Secretary of the Town Planning Board (the Board) to request the Board to defer making a decision on the application for two months so as to allow time for preparation of FI to address Transport Department's comments (**Appendix I**).

3. **Planning Department's View**

3.1 The application has been deferred once for two months at the request of the applicant to allow more time to prepare FI to address departmental comments. Since the first deferment on 24.4.2020, the applicant has submitted FI including new swept path analysis, mechanical parking system analysis and water consumption assessment. However, the applicant needs more time to prepare detailed responses to address the outstanding departmental comments.

3.2 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.

3.3 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 two months for preparation of submission of FI. Since it is the second deferment of the application and the Committee has allowed a total of four months including the previous deferment for preparation of submission of FI, 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 6.8.2020 from the applicant's representative
Location plan