

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-FTA/283

(for 1st Deferment)

- Applicant** : 同興車行有限公司
- Site** : Various Lots in D.D. 89 and Adjoining Government Land (GL), Man Kam To Road, Sha Ling, Sheung Shui
- Site Area** : About 10,454m² (including GL of about 1,182m² or about 11% of the Site)
- Lease** : Block Government Lease (demised for agricultural use)
- Lot 562 S.F in D.D. 89 is a mixed lot (i.e. house and agricultural use)
 - Part of Lot 565 in D.D. 89 is covered by a Building Licence No. BL824/55 for house purpose
 - Lots 558 RP and 561 RP in D.D. 89 are covered by Short Term Waiver (STW) No. 1728, and Lots 562 S.F, 564 S.B and 567 in D.D. 89 are covered by STW Nos. 1733, 1734 and 1735 respectively for vehicle repair workshop and ancillary facilities use
- Plan** : Approved Fu Tei Au and Sha Ling Outline Zoning Plan No. S/NE-FTA/18
- Zoning** : “Agriculture”
- Application** : Proposed Temporary Vehicle Repair Workshop (Including Container Vehicles, Medium and Heavy Goods Vehicles) and Shop and Services (Vehicle Sales and Rental) with Ancillary Office and Associated Filling of Land for a Period of Three Years

1. Background

On 2.6.2026, the applicant submitted the current application to seek planning permission for proposed temporary vehicle repair workshop (including container vehicles, medium and heavy goods vehicles) and shop and services (vehicle sales and rental) with ancillary office and associated filling of land for a period of three years at the subject 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) at this meeting.

2. Request for Deferment

On 22.7.2026, the applicant 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 prepare further information (FI) to address departmental comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for the first deferment as the justification for deferment meets the criteria for deferment as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the deferment would allow the applicant to prepare FI to address outstanding issues.
- 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 FI from the applicant. If the FI submitted by the applicant is not substantial and could 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 the 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 to the Committee for consideration at the next meeting.

5. Attachments

Appendix I	Email dated 22.7.2026 from the applicant
Plan A-1	Location Plan

**PLANNING DEPARTMENT
JULY 2026**