

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/FSS/297**  
***(for 1<sup>st</sup> Deferment)***

<b><u>Applicants</u></b>	:	Mr LIU Yun Hop and Mr LIU Kwan Chak represented by M&D Planning and Surveyors Consultant Limited
<b><u>Site</u></b>	:	Lot 297 (Part) in D.D. 51, Sheung Shui, New Territories
<b><u>Site Area</u></b>	:	About 1,314m <sup>2</sup>
<b><u>Lease</u></b>	:	Block Government Lease (demised for agricultural use)
<b><u>Plan</u></b>	:	Draft Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/27
<b><u>Zoning</u></b>	:	“Open Space”
<b><u>Application</u></b>	:	Proposed Shop and Services (Motor-vehicle Showroom)

**1. Background**

On 25.1.2024, the applicants submitted the application to seek planning permission for proposed shop and services (motor-vehicle showroom) at the application 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 4.3.2024, the applicants’ 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 for preparation of further information in response to 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 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. 33B) in that the deferment would allow the applicants to prepare further information to address outstanding issues.

- 3.2 Should the Committee agree to defer making 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 applicants. If the further information submitted by the applicants 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 applicants should be advised that the Committee has allowed two months for preparation of the 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 applicants' 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 from the applicants' representative dated 4.3.2024

**Plan A-1**                        Location Plan

**PLANNING DEPARTMENT  
MARCH 2024**