

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-FTA/242

(for 1st Deferment)

<u>Applicant</u>	:	Smart Tone Development Limited
<u>Site</u>	:	Lot 339 (Part) in D.D. 87 and Adjoining Government Land (GL), Kong Nga Po, New Territories
<u>Site Area</u>	:	About 1,384m ² (Includes GL of about 170m ² , or 12.3% of the Site)
<u>Lease</u>	:	Block Government Lease (demised for agricultural use) (about 87.7% of the Site)
<u>Plans</u>	:	<ul style="list-style-type: none">- Draft Fu Tei Au and Sha Ling Outline Zoning Plan (OZP) No. S/NE-FTA/17 (at the time of submission)- Approved Fu Tei Au and Sha Ling OZP No. S/NE-FTA/18 (currently in force)
<u>Zoning</u>¹	:	“Agriculture” (“AGR”)
<u>Application</u>	:	Temporary Vehicle Repair Workshop (Private Car) and Open Storage of Vehicles for a Period of Three Years

1. Background

On 20.2.2024, the applicant sought planning permission for a temporary vehicle repair workshop (private car) and open storage of vehicles for a period of three years at the application site (**Plan A-1**).

2. Request for Deferment

On 9.4.2024, the applicant wrote to the Secretary of the Town Planning Board (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 (FI) to address departmental comments (**Appendix I**).

¹ The Site falls within an area zoned “AGR” on the draft Fu Tei Au and Sha Ling OZP No. S/NE-FTA/17 at the time of submission. There is no change to the “AGR” zone under the current OZP No. S/NE-FTA/18.

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 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 applicant to prepare FI to address outstanding issues.
- 3.2 Should the Rural and New Town Planning Committee (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 a period of 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	Letter received on 9.4.2024 from the applicant
Plan A-1	Location Plan

**PLANNING DEPARTMENT
APRIL 2024**