

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

**APPLICATION NO. A/NE-FTA/242**

*(for 2<sup>nd</sup> Deferment)*

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

**1. Background**

- 1.1 On 20.2.2024, the applicant sought planning permission for a proposed temporary vehicle repair workshop (private cars) and open storage of vehicles for a period of three years at the application site (**Plan A-1**).
- 1.2 On 19.4.2024, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months, as requested by the applicant, to allow time to prepare further information (FI) to address departmental comments.
- 1.3 On 13.5.2024, the applicant submitted FI to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

## 2. **Request for Deferment**

On 27.6.2024, 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 allow time for preparation of 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 second 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 applicant needs more time to prepare FI to address further 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 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 four months for preparation of the submission of FI. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

## 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**

<b>Appendix I</b>	Letter received on 27.6.2024 from the applicant
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT**  
**JULY 2024**