

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/ST/1003

(for 1st Deferment)

- Applicant** : D&G Motors Limited represented by Anders Surveyors Company Limited
- Premises** : Portion of Workshop F9 (Formerly 9) on LG/F Wah Lok Industrial Centre (Phase II), Nos. 31-35 Shan Mei Street, Sha Tin, New Territories
- Floor Area** : 20.13 m² (about)
- Lease** : (a) STTL No. 165 (New Grant No. 11667)
(b) restricted to industrial and/or godown purposes (excluding offensive trade)
(c) a Temporary Wavier for ‘Shop and Services (Real Estate Agency) purpose with a fixed term of 3 years and thereafter quarterly from 23.11.2018
- Plan** : Approved Sha Tin Outline Zoning Plan (OZP) No. S/ST/34
- Zoning** : “Industrial” (“I”)
- Application** : Shop and Services

1. Background

On 9.9.2021, the applicant seeks planning permission for ‘Shop and Services’ use 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) on 29.10.2021.

2. Request for Deferment

On 25.10.2021, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer the consideration of the application for two months in order to allow time to prepare further information (FI) to address the comments of Fire Services Department (FSD) (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for 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, Comments, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33A) in that the applicant needs more time to prepare FI to address 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 making 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 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 a period of two months for preparation of FI submission, 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 dated 25.10.2021 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
OCTOBER 2021**