

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/ST/1003

(for 2nd 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** : 20.13m² (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** : Draft Sha Tin Outline Zoning Plan (OZP) No. S/ST/35 (currently in force)

Approved Sha Tin Outline Zoning Plan (OZP) No. S/ST/34 (at the time of submission)
- Zoning** : "Industrial" ("I")
- Application** : Shop and Services

1. Background

- 1.1 On 9.9.2021, the applicant submitted the current application to seek planning permission for 'Shop and Services' use at the subject premises (**Plan A-1**).
- 1.2 On 29.10.2021, 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 comments from Fire Services Department (FSD). Upon receipt of the applicant's FI on 16.12.2021, the application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 13.1.2022, the applicant's representative wrote to the Secretary of the Board and requested the Board to further defer making a decision on the application for two months in order to address the comments from FSD (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for the second 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. 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 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 applicant. If the further information 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 total of four months for preparation of the submission of further information. 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 for the Committee's consideration at the next meeting.

5. Attachments

Appendix I	Letter dated 13.1.2022 from the applicant's representative
Plan A-1	Location Plan