

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/ST/1006

(for 1st Deferment)

- Applicant** : LEE Francis Fei Pang and LEE Evelyn Choi Ping represented by FUNG Tak Sheung Philip
- Premises** : Workshop 8, Level 1, Wah Yiu Industrial Centre, Nos. 30-32 Au Pui Wan Street, Sha Tin, New Territories
- Floor Area** : 104.94m² (about)
- Lease** : (a) STTL No. 142 (New Grant No. 11611)
(b) to be expired on 30.6.2047
(c) restricted to industrial and/or godown purposes (excluding offensive trade)
- Plan** : Draft Sha Tin Outline Zoning Plan (OZP) No. S/ST/35
- Zoning** : “Industrial” (“I”)
- Application** : ‘Shop and Services’

1. Background

- 1.1 On 7.6.2022, the applicant submitted the current application to seek planning permission for ‘Shop and Services’ at the subject premises (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) at this meeting.

2. Request for Deferment

On 21.7.2022, the applicant’s representative wrote to 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 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. 33A) in that the deferment would allow the applicant to prepare further information to address outstanding issue(s).
- 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 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 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 21.7.2022 from the applicant's representative

Plan A-1 Location Plan

**PLANNING DEPARTMENT
JULY 2022**