

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE
APPLICATION NO. A/ST/1024
(for 1st Deferment)

<u>Applicant</u>	: All Land (Asia) Limited
<u>Premises</u>	: Portion of Factory Unit 4 on G/F, Hopeful Factory Centre, Nos. 9-15 Fo Tan Road and Nos. 10-16 Wo Shing Street, Fo Tan, Sha Tin, New Territories
<u>Floor Area</u>	About 12.85m ²
<u>Lease</u>	: (a) STTL No. 8 (New Grant No. 11083) (b) to be expired on 30.6.2047 (c) restricted to industrial and/or godown purposes or both
<u>Plan</u>	: Approved Sha Tin Outline Zoning Plan (OZP) No. S/ST/36 (at the time of submission) Draft Sha Tin OZP No. S/ST/37 (currently in force)
<u>Zoning</u>	: “Industrial” (“I”) (no change to the subject “I” zone on the current OZP)
<u>Application</u>	: Proposed Shop and Services

1. Background

On 3.11.2023, the applicant submitted the current application to seek planning permission for the proposed ‘Shop and Services’ use at the subject premises (the Premises) (**Plan A-1**).

2. Request for Deferment

On 8.12.2023, 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 to prepare further information (FI) to address departmental comments (**Appendix I**).

3. Planning Department’s View

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. 33B) in that the deferment would allow the applicant to prepare FI to address outstanding issues.

- 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 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
Plan A-1

Letter dated 8.12.2023 from the applicant
Location plan

PLANNING DEPARTMENT
DECEMBER 2023