

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE
APPLICATION NO. A/ST/1027
(for 1st Deferment)

<u>Applicant</u>	: Dr. R Corporation Limited
<u>Premises</u>	: Portion E of Unit 3, G/F, Fo Tan Industrial Centre, Nos. 26-28, Au Pui Wan Street, Fo Tan, Sha Tin, N.T.
<u>Floor Area</u>	About 30m ²
<u>Lease</u>	: (a) STTL No. 170 (New Grant No. 11640) (b) to be expired on 30.6.2047 (c) shall not be used for any purpose other than industrial or godown purpose or for showrooms and facilities for the sale of motor vehicles, accessories and spare parts or motor vehicle repair workshops of any of them excluding any petrol filling station or offensive trade
<u>Plan</u>	: Draft Sha Tin Outline Zoning Plan (OZP) No. S/ST/37
<u>Zoning</u>	: “Industrial” (“I”)
<u>Application</u>	: Shop and Services (Showroom with Ancillary Workshop for Construction Material and Sample)

1. Background

On 22.3.2023, the applicant submitted the current application to seek planning permission for the ‘Shop and Services (Showroom with Ancillary Workshop for Construction Material and Sample)’ use at the subject premises (the Premises) (**Plan A-1**).

2. Request for Deferment

On 24.4.2024, 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 24.4.2024 from the applicant
Location plan

PLANNING DEPARTMENT
MAY 2024