

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/ST/1028**  
***(for 1<sup>st</sup> Deferment)***

<b><u>Applicants</u></b>	: Wong Cheung Fai, Wong Cheung Yiu and Lee Wai Chun represented by Chan Kai Fai
<b><u>Premises</u></b>	: Workshop I1, G/F, Century Industrial Centre, Nos. 33-35 Au Pui Wan Street, Fo Tan, Sha Tin, New Territories
<b><u>Floor Area</u></b>	About 38m <sup>2</sup>
<b><u>Lease</u></b>	: (a) Sha Tin Town Lot (STTL) No. 68 (New Grant No. 11293) (b) restricted to industrial or godown purposes or both, excluding offensive trade
<b><u>Plan</u></b>	: Draft Sha Tin Outline Zoning Plan (OZP) No. S/ST/37 (at the time of submission)  Approved Sha Tin OZP No. S/ST/38 (currently in force)
<b><u>Zoning</u></b>	: “Industrial” (“I”) (no change to the subject “I” zone on the current OZP)
<b><u>Application</u></b>	: Temporary Shop and Services (Fast Food Shop) for a Period of Five Years

**1. Background**

On 29.4.2024, the applicants submitted the current application to seek planning permission for temporary shop and services (fast food shop) for a period of five years at the subject premises (**Plan A-1**).

**2. Request for Deferment**

On 18.6.2024, the applicants’ representative 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, 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 departmental comments.

- 3.2 Should the Rural and New Town Planning Committee (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 applicants. If the FI submitted by the applicants 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 applicants 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 applicants' 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**

Email dated 18.6.2024 from the applicants' representative  
Location plan

**PLANNING DEPARTMENT**  
**JUNE 2024**