

RNTPC Paper No. A/ST/988C  
For Consideration by the  
Rural and New Town Planning  
Committee on 24.9.2021

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

**APPLICATION NO. A/ST/988**  
***(for 4<sup>th</sup> Deferment)***

- Applicant** : Koon Ngai Company Limited represented by Townland Consultants Limited
- Site** : No. 2 Yuen Shun Circuit, Yuen Chau Kok, Sha Tin, N.T.
- Site Area** : 4,915m<sup>2</sup> (about)
- Lease** : Sha Tin Town Lot 275 and governed by New Grant No. 11919  
(a) restricted to industrial or godown or both;  
(b) no building or buildings shall be erected on the lot except a factory or factories or a godown or godowns or both, ancillary offices and such canteen and other welfare facilities for workmen employed on the lot and quarters for watchmen caretakers
- Plan** : Approved Sha Tin Outline Zoning Plan (OZP) No. S/ST/34
- Zoning** : “Industrial (Group 1)” (“I(1)”)
- Application** : Proposed Office, Eating Place (Canteen) and Shop and Services

**1. Background**

- 1.1 On 2.9.2020, the applicant submitted a planning application to redevelop the existing industrial building (i.e. Koon Wah Building) at the application site (**Plan A-1**) into a commercial development with office, eating place (canteen) and shop and services.
- 1.2 On 23.10.2020, 5.2.2021 and 28.5.2021, 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 for the applicant to prepare further information (FI) to address departmental comments. Upon receipt of the applicant’s FI on 27.7.2021 and 30.8.2021, the application is scheduled for consideration by the Committee on 24.9.2021.

## 2. **Request for Deferment**

On 14.9.2021, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer the consideration of the application for two months in order to amend the development proposal and to revise the architectural drawings and visual impact assessment accordingly (**Appendix I**).

## 3. **Planning Department's View**

- 3.1 The application has been deferred thrice for a total of six months at the request of the applicant to allow more time to address departmental comments. Since the last deferment on 28.5.2021, the applicant on 27.7.2021 and 30.8.2021, submitted FI including revised traffic impact assessment and clarification on site coverage and parking layout to address departmental comments. The applicant has demonstrated effort in preparing various technical assessments in support of the application.
- 3.2 The Planning Department has no objection to the request for deferment as the justification for deferment meets 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<sup>1</sup>) in that the applicant needs more time to amend the development proposal and revise the architectural drawings and visual impact assessment, the deferment period is not indefinite, and the deferment would not affect the interests of other relevant parties.
- 3.3 Should the Committee agree to defer making 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 can 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 further two months for preparation of FI submission. Since it is the fourth deferment of the application, the applicant should be reminded that the Committee has allowed a total of eight months for the preparation of submission of FI, this is the last deferment and no further deferment would be granted.

## 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.

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<sup>1</sup> The number of deferments to be granted stipulated under TPB PG-No.33A is not applicable to this application which was received before the promulgation of the revised guidelines on 24.8.2021.

5. **Attachments**

**Appendix I**  
**Plan A-1**

Letter dated 14.9.2021 from the applicant's representative  
Location plan

**PLANNING DEPARTMENT**  
**SEPTEMBER 2021**