

RNTPC Paper No. A/ST/988
For Consideration by the
Rural and New Town Planning
Committee on 23.10.2020

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/ST/988
(for 1st 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** : 4,915m² (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

The applicant seeks planning permission 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. The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) on 23.10.2020.

2. Request for Deferment

On 14.10.2020, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months so as to allow time for preparation of further information to address Transport Department’s comments (**Appendix I**).

3. **Planning Department's View**

- 3.1 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. 33) in that the applicant needs more time to prepare further information to address departmental comments, the deferment period is not indefinite, and the deferment would not affect the interests of other relevant parties.
- 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 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 two months for preparation of 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 to the Committee for consideration at the next meeting.

5. **Attachments**

Appendix I
Plan A-1

Letter dated 14.10.2020 from the applicant's representative
Location plan

**PLANNING DEPARTMENT
OCTOBER 2020**