

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TW/511
(for 3rd Deferment)

- Applicant** : Panten Investment Limited represented by DeSPACE (International) Limited
- Site** : 12-16 Fui Yiu Kok Street, Tsuen Wan
- Site Area** : About 558.812m²
- Lease** : Tsuen Wan Town Lot (TWTL) 150
(a) Held under New Grant No. 4748;
(b) To be expired on 30.6.2047; and
(c) Restricted to general industrial and/or godown purposes excluding offensive trades
- Plan** : Approved Tsuen Wan Outline Zoning Plan (OZP) No. S/TW/33
- Zoning** : “Industrial” (“I”)

[Restricted to a maximum plot ratio (PR) of 9.5 and a maximum building height (BH) of 100 metres above Principal Datum (mPD) or the PR and height of the existing building, whichever is the greater.]
- Application** : Proposed Wholesale Conversion of an Existing Building for Eating Place, Shop and Services, Office, Art Studio (excluding those involving direct provision of services or goods), Information Technology and Telecommunications Industries and Research, Design & Development Centre

1 Background

- 1.1 On 30.10.2019, an application for proposed wholesale conversion of an existing building for eating place, shop and services, office, art studio (excluding those involving direct provision of services or goods), information technology and telecommunications industries and research, design & development centre at the application site was received by the Town Planning Board (the Board) (**Plan A-1**).
- 1.2 On 13.12.2019 and 17.3.2020, the Metro Planning Committee (the Committee) of the Board agreed to defer making a decision on the application for two months, as

requested by the applicant, to allow more time for the applicant to prepare further information in responses to departmental comments.

- 1.3 The applicant submitted further information on 19.3.2020 including responses to departmental comments, revised Traffic Impact Assessment and revised Sewerage Impact Assessment. The application was originally scheduled for consideration by the Committee at this meeting.

2 Request for Deferment

On 22.4.2020, the applicant's representative wrote to the Secretary of the Board requesting the Board to defer making a decision on the application for a period of two months to allow time for preparation of further information to address departmental comments from the Environmental Protection Department and Transport Department (**Appendix I**).

3 Planning Department's Views

- 3.1 The application has been deferred twice for a total of four months at the request of the applicant to allow more time to address departmental comments. The applicant has demonstrated efforts in preparing further information in support of the application. Since the last deferment, the applicant has submitted further information on 19.3.2020 to address departmental comments. Nevertheless, as relevant departments have further comments on the application, the applicant would require more time to prepare further information to address departmental comments.
- 3.2 The Planning Department has no objection to the request for 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. 33) in that more time is required for the applicant to prepare further information in response to departmental comments, 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 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 a further two months for preparation of submission of further information. Since it is the third deferment of the application, the applicant should be advised that the Committee has allowed a total of six 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	Letter of 22.4.2020 from the applicant's representative
Plan A-1	Location plan

**PLANNING DEPARTMENT
MAY 2020**