

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

**APPLICATION NO. A/TW/501**  
***(for 1<sup>st</sup> Deferment)***

<b><u>Applicant</u></b>	: Westwood (H.K.) Limited represented by Z Design Limited
<b><u>Premises</u></b>	: Portion of Workshops E & F, G/F, TML Tower, 3 Hoi Shing Road, Tsuen Wan
<b><u>Total Floor Area of the Premises</u></b>	: 55.338 m <sup>2</sup>
<b><u>Lease</u></b>	: Tsuen Wan Inland Lot (TWIL) 29 s.A, TWIL 29 s.B R.P., TWIL 34 s.A ss.1 and TWIL 34 s.A ss.2 R.P. (collectively referred as the “Lease”): (a) TWIL 29 is governed by Conditions of Sale No. UB 5098 and TWIL 34 is governed by Conditions of Sale No. UB 5136; (b) To be expired in June 2047; and (c) Restricted to industrial use only
<b><u>Plan</u></b>	: Approved Tsuen Wan Outline Zoning Plan (OZP) No. S/TW/33
<b><u>Zoning</u></b>	: “Other Specified Uses” annotated “Business” (“OU(B)”)
<b><u>Application</u></b>	: Proposed Shop and Services

**1. Background**

On 27.7.2018, the applicant seeks planning permission to use portion of workshops E & F located on the G/F (the Premises) of an existing industrial building, namely TML Tower (the subject building) (**Plan A-1**), for proposed shop and services. The subject building falls within an area zoned “OU(B)” on the approved Tsuen Wan OZP No. S/TW/33. According to the Notes of the OZP, ‘Shop and Services (not elsewhere specified)’ on the G/F of an industrial building within “OU(B)” zone is a Column 2 use requiring planning permission from the Town Planning Board (the Board). The application is scheduled for consideration by the Metro Planning Committee (the Committee) on 21.9.2018.

**2. Request for Deferment**

On 6.9.2018, the applicant’s representative wrote to the Secretary of the Town Planning Board and requested the Board to defer making a decision on the application for two months for responding comments from the Transport Department (**Appendix I**).

**3. Planning Department's View**

- 3.1 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 the applicant needs more time 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.
- 3.2 Should the Committee agree to defer a decision on the application, the application will be submitted to the Committee for consideration within 2 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 2 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**

<b>Appendix I</b>	Letter dated 6.9.2018 from the applicant's representative
<b>Plan A-1</b>	Location plan