

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TW/502
(for 3rd Deferment)

- Applicant** : Ozi Limited represented by Mr. Kwok Wun Loi
- Premises** : Workshop 2 of Unit A, G/F, Sun Fung Industrial Building, 8-12 Ma Kok Street, Tsuen Wan
- Total Floor Area of the Premises** : 62.2m²
- Lease** : Tsuen Wan Town Lot (TWTL) 174:
(a) Held under New Grant No. 4840;
(b) To expire on 30.6.2047; and
(c) Restricted to general industrial and/or godown purposes excluding offensive trades
- Plan** : Approved Tsuen Wan Outline Zoning Plan No. S/TW/33
- Zoning** : “Industrial” (“I”)

[Restricted to a maximum plot ratio (PR) of 9.5 and a maximum building height of 100 metres above Principal Datum or the PR and height of the existing building, whichever is the greater.]
- Application** : Proposed Shop and Services (Fast Food Shop)

1. Background

- 1.1 On 1.11.2018, the applicant submitted an application to seek planning permission to use the application premises (**Plan A-1**) for proposed shop and services (fast food shop).
- 1.2 On 21.12.2018, the Metro Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for one month, as requested by the applicant, to allow time for preparation of further information to address comments from Transport Department. Subsequently, the applicant submitted further information on 9.1.2019 to address departmental comments.

- 1.3 On 19.2.2019, the applicant's agent wrote to the Secretary of the Board further requesting the Board to defer making a decision on the application for another one month so as to allow time for preparation of further information to address comments from Transport Department. On 8.3.2019, the Committee agreed to defer making a decision on the application for one month as requested by the applicant pending the submission of further information.

2. Request for Deferment

On 17.4.2019, the applicant's agent wrote to the Secretary of the Board requesting the Board to defer making a decision on the application for another two months to allow time for preparation of further information to address comments from Transport Department (**Appendix I**).

3. Planning Department's Views

- 3.1 The application has been deferred twice for a total of two months at the request of the applicant to allow more time to address departmental comments. While no further information has been submitted since the second deferment on 8.3.2019, the applicant needs more time for preparation of further information to address the comments from Transport Department received on 12.2.2019.
- 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 comments from the Transport Department, 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 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 four 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 17.4.2019 from the applicant's agent
Plan A-1	Location plan

**PLANNING DEPARTMENT
MAY 2019**