

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TW/505
(for 1st Deferment)

<u>Applicant</u>	: Landrich (H.K.) Limited represented by Kenneth To & Associates Limited
<u>Site</u>	: Tsuen Wan Town Lot (TWTL) 128
<u>Site Area</u>	: About 1,858.05m ²
<u>Lease</u>	: TWTL 128: (a) Held under New Grant No. 5000; (b) To be expired on 30.6.2047; and (c) Restricted to general industrial and/or godown purposes excluding offensive trades
<u>Plan</u>	: Approved Tsuen Wan Outline Zoning Plan (OZP) No. S/TW/33
<u>Zoning</u>	: “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. Based on the individual merits of a development or redevelopment proposal, minor relaxation of the PR/BH restrictions stated in the Notes of the OZP may be considered by the Town Planning Board (the Board) on application under s.16 of the Town Planning Ordinance.]
<u>Application</u>	: Proposed Minor Relaxation of PR Restriction for Permitted Industrial Building Redevelopment

1. Background

On 27.2.2019, an application for proposed minor relaxation of PR restriction for permitted industrial building redevelopment at the application site was received by the the Board (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) at this meeting.

2. Request for Deferment

On 27.3.2019, the applicant's agent wrote to the Secretary of the Town Planning Board (the Board) requesting the Board to defer making a decision on the application for two months to allow time for preparation of further information to address comments from various departments (**Appendix I**).

3. Planning Department's Views

- 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 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.
- 3.2 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 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	Letter of 27.3.2019 from the applicant's agent
Plan A-1	Location plan

**PLANNING DEPARTMENT
APRIL 2019**