

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TW/511
(for 4th Deferment)

<u>Applicant</u>	: Panten Investment Limited represented by DeSPACE (International) Limited
<u>Site</u>	: 12-16 Fui Yiu Kok Street, Tsuen Wan
<u>Site Area</u>	: About 558.812m ²
<u>Lease</u>	: 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
<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.]
<u>Application</u>	: 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, 17.3.2020 and 15.5.2020, the Metro Planning Committee (the Committee) of the Board agreed to defer making a decision on the application with a total period of six months, as requested by the applicant, to allow more time

for the applicant to prepare further information (FI) to address departmental comments.

- 1.3 The applicant submitted FI on 19.6.2020, 7.7.2020 and 11.8.2020 including revised Sewerage Impact Assessment (SIA), new Chimney Survey Report, revised floor plans and supplementary traffic analysis. The application is scheduled for consideration by the Committee at this meeting.

2 Request for Deferment

On 15.9.2020, the applicant's representative wrote to the Secretary of the Board requesting the Board to defer making a decision on the application for another two months to further consult the Transport Department (TD) on the technical assessments (**Appendix I**).

3 Planning Department's Views

- 3.1 The application has been deferred three times for a total of six months at the request of the applicant to allow more time to address departmental comments. According to the applicant, since the last deferment on 15.5.2020, the applicant has submitted revised SIAs, new Chimney Survey Report and supplementary traffic analysis to address departmental comments. Nevertheless, further consultation with TD on the technical assessments is required.
- 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 FI 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 FI from the applicant. If the FI 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. Since it is the fourth deferment of the application, the applicant should be advised that the Committee has allowed a total of eight months for preparation of submission of FI, this is the last deferment and no further deferment would be granted.

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 15.9.2020 from the applicant's representative
Plan A-1	Location plan

**PLANNING DEPARTMENT
OCTOBER 2020**