

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

**APPLICATION NO. A/TW/515  
*(for 3<sup>rd</sup> Deferment)***

<b><u>Applicant</u></b>	Tippon Investment Enterprises Limited represented by Llewelyn-Davis Hong Kong Ltd.
<b><u>Site</u></b>	Tsuen Wan Town Lots (TWTLs) 126, 137, 160 and 363, and adjoining Government Land (GL), Tsuen Wan
<b><u>Site Area</u></b>	About 11,318m <sup>2</sup> (including GL of about 806.73m <sup>2</sup> )
<b><u>Lease</u></b>	<p><u>TWTL 126 (New Grant No. 4697)(about 1.765.1m<sup>2</sup>), TWTL137 (New Grant No. 4728)(about 1,662.9m<sup>2</sup>) and TWTL 363 (New Grant No. 6927)(about 3,969m<sup>2</sup>)</u></p> <p>(a) to expire on 30.6.2047 (b) restricted to general industrial and/or godown purposes excluding offensive trades</p> <p><u>TWTL 160 (New Grant No. 4817 as varied or modified by a Modification Letter dated 30.7.2019)(about 3,114.08m<sup>2</sup>)</u></p> <p>(a) to expire on 30.6.2047 (b) restricted to non-industrial uses (excluding godown, hotel and petrol filling station) upon redevelopment</p>
<b><u>Plan</u></b>	Approved Tsuen Wan Outline Zoning Plan (OZP) No. S/TW/33
<b><u>Zoning</u></b>	<p>“Comprehensive Development Area (3)” (“CDA(3)”) [restricted to a total maximum plot ratio (PR) of 5.0, of which a minimum PR of 4.5 shall be for domestic use and a maximum BH of 100mPD, or the height of the existing building, whichever is the greater.]</p>
<b><u>Application</u></b>	Proposed Comprehensive Residential Development and Minor Relaxation of Maximum PR and BH Restrictions (Amendments to Approved Scheme)

**1. Background**

- 1.1 On 5.12.2019, an application for proposed comprehensive residential development and minor relaxation of maximum PR and BH restrictions (amendments to approved scheme) at the application site was received by the Board (**Plan A-1**). On 17.1.2020 and 26.6.2020, the Metro Planning Committee (the Committee) of the Board agreed to defer making a decision on the application for two months respectively, as requested by the applicant, to allow more time for preparation of further information (FI) to address departmental comments.

- 1.2 On 26.6.2020, 24.7.2020, 27.7.2020, 19.8.2020, 10.9.2020, 24.9.2020, 7.10.2020, 14.10.2020 and 15.10.2020, the applicant submitted FIs including responses to departmental and public comments, revised technical assessments, and revised architectural drawings, photomontage, artist's impressions and a consolidated planning statement. The application is scheduled for consideration by the Committee of the Board at this meeting.

## **2. Request for Deferment**

On 28.10.2020, 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 so as to allow time for the applicant to prepare FI to address departmental comments (**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. Since the last deferment on 26.6.2020, the applicant has submitted various FIs to address departmental comments. Nevertheless, as relevant departments have further comments on the application, the applicant would require more time to prepare FI 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 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 further submission 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. The applicant should be advised that the Committee has allowed further two months for preparation of submission of FI. 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 FI, 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 of 28.10.2020 from the applicant's representative
<b>Plan A-1</b>	Location plan

**PLANNING DEPARTMENT  
NOVEMBER 2020**