

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

**APPLICATION NO. A/TW/518**  
***(for 2<sup>nd</sup> Deferment)***

- Applicant** : Venyu Development Company Limited represented by Kenneth To & Associates Limited
- Site** : Lot 301 RP in D.D. 355, Pun Shan Street, Tsuen Wan
- Site Area** : About 903.5m<sup>2</sup>
- Lease** : Lot 301 RP in D.D. 355:  
(a) Held under New Grant No. 3576 as modified by a Modification Letter dated 10.9.1963;  
(b) To be expired on 30.6.2047; and  
(c) Restricted to industrial purposes and adequate space shall be provided within the Lot for loading and unloading and storage
- Plan** : Approved Tsuen Wan Outline Zoning Plan (OZP) No. S/TW/33
- Zoning** : “Other Specified Uses” annotated “Business” (“OU(B)”)   
  
(a) Maximum plot ratio (PR) of 9.5 and maximum building height (BH) of 100 metres above Principal Datum (mPD), or the PR/height of the existing building, whichever is the greater  
(b) Minor relaxation of the PR/BH restrictions may be considered by the Town Planning Board (the Board) on application based on individual merits of development proposal
- Application** : Proposed Minor Relaxation of PR Restriction for Permitted Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods)

**1 Background**

- 1.1 On 22.5.2020, an application for proposed minor relaxation of PR restriction for permitted non-polluting industrial use (excluding industrial undertakings involving the use/storage of Dangerous Goods) at the application site was received by the Board (**Plan A-1**).
- 1.2 On 10.7.2020, the Metro Planning Committee (the Committee) of the Board agreed to defer making a decision on the application for two months as requested

by the applicant to allow time for preparation of further information (FI) to address departmental comments.

- 1.3 On 12.8.2020 and 28.9.2020, the applicant submitted FI including responses to departmental comments, supplementary information for traffic impact assessment, replacement page for sewerage impact assessment, descriptions and indication drawing for vertical greening system, clarifications on the provision of the proposed non-building areas, greenery and canopy of the proposed development, and revised artist impression and floor plans to address departmental comments. The application is scheduled for consideration by the Committee of the Board at this meeting.

## **2 Request for Deferment**

On 5.10.2020, 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 one month pending for departmental comments on FI submitted on 28.9.2020 and submission of FI to address the departmental comments to be received (**Appendix I**).

## **3 Planning Department's Views**

- 3.1 The application has been deferred once for two months at the request of the applicant. Since the last deferment, the applicant has submitted FI as stated in paragraph 1.3 above in response to departmental comments. Nevertheless, as concerned 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 justification for deferment meets 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.
- 3.2 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 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 one month for preparation of submission of FI. Since it is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of three 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 5.10.2020 from the applicant's representative
<b>Plan A-1</b>	Location plan

**PLANNING DEPARTMENT  
OCTOBER 2020**