

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TM/512
(for 2nd Deferment)

<u>Applicant</u>	Omega Laminates Limited represented by A W J C Associates Limited
<u>Premises</u>	Part of Workshops E, F & G at Lower Ground Floor of Co-Tack Industrial Building, 17 Kin Fat Street, Tuen Mun, New Territories
<u>Floor Area</u>	About 409m ²
<u>Lease</u>	Tuen Mun Town Lot (TMTL) No. 188 (a) Industrial or godown purpose or both (excluding any offensive trade); (b) Erection of a factory or factories or a warehouse or warehouses or both, ancillary offices and caretakers' or watchmen's quarters; (c) Maximum plot ratio of 9.5 for building height over 30 meters
<u>Plan</u>	Draft Tuen Mun Outline Zoning Plan (OZP) No. S/TM/34
<u>Zoning</u>	"Industrial" ("I") [Restricted to a maximum plot ratio (PR) of 9.5 and maximum building height (BH) of 100mPD, or the plot ratio and building height of the existing building, whichever is the greater]
<u>Application</u>	Wholesale Trade

1. Background

- 1.1 On 17.11.2017, the subject application was received by the Secretary, Town Planning Board (the Board), seeking planning permission for 'Wholesale Trade' use at the lower ground of an existing industrial building known as Co-Tack Industrial Building (**Plan A-1**).
- 1.2 On 12.1.2018, the Rural and New Town Planning Committee (the Committee) agreed to defer a decision on the application for one month, as requested by the applicant, to allow time for the applicant to address the comments of Transport Department (TD).

2. Request for Deferment

On 13.2.2018, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for further one month in order to allow time for the arrangement of traffic consultant to prepare reply in response to TD's comments (**Appendix I**).

3. Planning Department's Views

3.1. The application has been deferred once for one month at the request of the applicant to allow more time to address TD's comments on the application. Since the last deferment on 12.1.2018, the applicant has spent time to arrange a traffic consultant and to review the application and TD's comments with the consultant. The current request for deferment for another month submitted by the applicant on 13.2.2018 is to allow time for the consultant to prepare responses to address TD's 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 the applicant needs more time 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.

3.3. Should the Committee agree to defer 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. Since it is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of two months including the previous deferment 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 for the Committee's consideration at the next meeting.

5. Attachments

Appendix I Letter from the Applicant's representative dated 12.2.2018 requesting for deferment

Plan A-1 Location Plan