

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TM/512
(for 1st 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 409 m 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

On 17.11.2017, the applicant sought planning permission to use the application premises (the Premises) for ‘Wholesale Trade’ use at the lower ground of an existing industrial building known as Co-Tack Industrial Building (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting.

2. Request for Deferment

On 4.1.2018, the applicant’s representative wrote to the Secretary of the Board and

requested the Board to defer making a decision on the application for one month in order to address the comments of Transport Department (**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 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.

3.2. 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. The applicant should be advised that the Committee has allowed one month 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 dated 4.1.2018 from the applicant's representative

Plan A-1 Location Plan

**PLANNING DEPARTMENT
JANUARY 2018**