

RNTPC Paper No. A/TM/559
For Consideration by
the Rural and New Town
Planning Committee
on 26.2.2021

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TM/559
(for 1st Deferment)

- Applicant** : All Sharp Limited
- Premises** : Workshop Unit 1A on G/F, Hang Wai Industrial Centre, 6 Kin Tai Street, Tuen Mun, New Territories
- Floor Area** : About 33.67m²
- Lease** : Tuen Mun Town Lot (TMTL) No. 114 held under New Grant No. 2232
- Restricted to industrial and/or godown purposes (excluding offensive trade)
- Plan** : Approved Tuen Mun Outline Zoning Plan (OZP) No. S/TM/35
- Zoning** : “Other Specified Uses” annotated “Business” (“OU(B)”) *[Restricted to a maximum plot ratio (PR) of 9.5 (including not more than a PR of 1.0 for ‘Shop and Services’ and ‘Eating Place’) and a maximum building height (BH) of 100mPD]*
- Application** : Shop and Services

1. Background

On 30.12.2020, the applicant sought planning permission to use the application premises (the Premises) for proposed shop and services use (**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 18.2.2021, the applicant wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months in order to allow time to prepare further information (FI) in relation to comments of the Fire Services Department (**Appendix I**).

3. Planning Department's Views

- 3.1 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 the applicant needs more time to prepare FI to respond 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 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 two 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 for the Committee's consideration at the next meeting.

5. Attachments

- Appendix I** Applicant's email dated 18.2.2021 requesting for deferment
- Plan A-1** Location Plan

**PLANNING DEPARTMENT
FEBRUARY 2021**