

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

**APPLICATION NO. A/TSW/72**

*(1<sup>st</sup> Deferment)*

- Applicant** : Harbour Plaza Resort City Limited represented by the Kenneth To and Associate Limited
- Site** : Tin Shui Wai Planning Areas 20 and 23  
(Tin Shui Wai Town Lot (TSWTL) No.4)
- Site Area** : About 27,900m<sup>2</sup>
- Lease** : New Grant No. 3466  
(a) Restricted to non-industrial (excluding godown) purposes  
(b) The total Gross Floor Area (GFA) of building(s) erected on TSWTL Nos. 1 to 7, for either residential and non-residential purposes shall be specified in the Development Schedule of the Master Layout Plan, shall not exceed 972,000m<sup>2</sup> for residential purposes and shall not exceed a total of 135,000m<sup>2</sup> for non-domestic purposes for all seven lots.
- Plan** : Approved Tin Shui Wai Outline Zoning Plan (OZP) No. S/TSW/14
- Zoning** : “Commercial” (“C”)
- Application** : Proposed 'Flat' and Permitted Commercial Development with Minor Relaxation of Gross Floor Area Restriction

**1. Background**

On 31.12.2018, the applicant sought planning permission to use the application site (the Site) for proposed ‘flat’ and permitted commercial development with minor relaxation of gross floor area restriction (**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 22.5.2019, the applicant wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for 2 months to allow time to prepare further information to address departmental comments (**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 time to prepare further information to address 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 2 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 2 months 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 to the Committee for consideration at the next meeting.

### **5. Attachments**

<b>Appendix I</b>	Applicant's letter dated 22.5.2019 requesting for deferment
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
MAY 2019**