

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TW/548
(for 1st Deferment)

- Applicant** : Master Arch International Limited represented by KTA Planning Limited
- Site** : Tetra, 368-370 Sha Tsui Road, Tsuen Wan
- Site Area** : About 1,765.158m²
- Land Status** : Tsuen Wan Town Lot No. 126
(a) held under New Grant No. 4697 to expire on 30.6.2047
(b) restricted to general industrial and/or godown purposes, excluding offensive trades
- Plan** : Draft Tsuen Wan Outline Zoning Plan No. S/TW/40
- Zoning** : “Comprehensive Development Area (3)”
(a) maximum plot ratio (PR) restriction of 5, of which a minimum PR of 4.5 shall be for domestic use
(b) maximum building height of 100 metres above Principal Datum
- Application** : Proposed Office and Shop and Services (Wholesale Conversion of an Existing Industrial Building)

1. Background

On 25.3.2026, the applicant submitted the current application to seek planning permission for proposed office and shop and services (wholesale conversion of an existing industrial building) at the subject site (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting.

2. Request for Deferment

On 4.6.2026, the applicant’s representative 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 additional time to prepare further information (FI) to address the departmental comments received (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for the first 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, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the deferment would allow the applicant to prepare FI to address outstanding issues.
- 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 FI from the applicant. If the FI submitted by the applicant is not substantial and could 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 the 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	Letter from the applicant's representative dated 4.6.2026
Plan A-1	Location Plan

**PLANNING DEPARTMENT
JUNE 2026**