

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

**APPLICATION NO. A/TW/522**  
***(for 1<sup>st</sup> Deferment)***

- Applicant** : Winner Grace International Group Limited represented by  
KTA Planning Limited
- Site** : 18-20 Pun Shan Street, Tsuen Wan
- Site Area** : About 2,322.6m<sup>2</sup>
- Lease** : Lot 338 S.A in D.D. 355:  
(a) Governed by New Grant No. 3806 as modified by a Modification Letter dated 3.7.1970  
(b) Restricted for industrial purposes  
(c) No building shall consist of more than 3 storeys and exceed 45 ft in height  
(d) No direct vehicular access is allowed from Castle Peak Road, and vehicular access to the Lot shall be by way of the road running along the south-eastern boundary of the Lot (i.e. Pun Shan Street)
- Plan** : Draft Tsuen Wan Outline Zoning Plan No. S/TW/34
- Zoning** : “Other Specified Uses” annotated “Business”  
  
(a) Maximum plot ratio (PR) of 9.5  
(b) Maximum building height (BH) of 100 metres above Principal Datum
- Application** : Proposed Minor Relaxation of PR and BH Restrictions for Permitted Information Technology and Telecommunications Industries (Data Centre Development)

**1. Background**

On 23.2.2021, the subject application for proposed minor relaxation of PR and BH restrictions for permitted information technology and telecommunications industries (data centre development) at the application site was received by the Town Planning Board (the Board) (**Plan A-1**). With further information from the applicant received on 31.3.2021, the application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Board at this meeting.

## **2. Request for Deferment**

On 17.5.2021, the applicant's representative wrote to the Secretary of the Board requesting the Board to defer making a decision on the application for a period of two months to allow time to prepare further information to address the comments from the Environmental Protection 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) that more time is required for the applicant 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 making 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 two 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>	Letter of 17.5.2021 from the applicant's representative
<b>Plan A-1</b>	Location plan

**PLANNING DEPARTMENT  
MAY 2021**