

RNTPC Paper No. A/TM/567 and 568
For Consideration by the
Rural and New Town
Planning Committee
on 26.11.2021

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATIONS NO. A/TM/567 AND 568
(for 1st Deferment)

<u>Applicant</u>	:	Forever Earn Limited represented by KTA Planning Limited
<u>Application Sites</u>	:	13 San On Street, Tuen Mun (Application No. A/TM/567) 15 San On Street, Tuen Mun (Application No. A/TM/568)
<u>Site Areas</u>	:	About 959m ² (Application No. A/TM/567) About 959m ² (Application No. A/TM/568)
<u>Lease</u>	:	Castle Peak Town Lot No. 45 (Application No. A/TM/567) Castle Peak Town Lot No. 24 (Application No. A/TM/568) - Restricted to industrial and/or godown purposes (excluding offensive trade)
<u>Plan</u>	:	Approved Tuen Mun Outline Zoning Plan (OZP) No. S/TM/35
<u>Zoning</u>	:	“Industrial” (“I”) <i>[Restricted to a maximum plot ratio (PR) of 9.5 and maximum building height (BH) of 85mPD, or the PR/ BH of the existing building, whichever is the greater]</i> <i>[Based on the individual merits of a development or redevelopment proposal, minor relaxation of the PR/BH restrictions stated in the Notes of the OZP may be considered by the Town Planning Board on application under s.16 of the Town Planning Ordinance]</i>
<u>Application</u>	:	Proposed Minor Relaxation of PR Restriction for Permitted Industrial Use

1. Background

On 30.9.2021, the applicant sought planning permission for minor relaxation of PR restriction from 9.5 to 11.4 (i.e. +1.9 or +20%) for redevelopment of the existing industrial building (IB) for permitted industrial use at each of the application sites (the Sites) (**Plan A-1**). The applications are 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 10.11.2021, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the applications for two months in order to allow time to prepare responses to address departmental comments (**Appendices Ia and Ib**).

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, Comments, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33A) in that the deferment would allow the applicant to prepare further information (FI) to address outstanding issues.

3.2. Should the Committee agree to defer a decision on the applications, the applications 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 applications could be submitted to an earlier meeting for the Committee's consideration. The applicant should be advised that the Committee has allowed a period of 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 applications will be submitted for the Committee's consideration at the next meeting.

5. Attachments

Appendix Ia	Letter dated 10.11.2021 from the applicant's representative (Application No. A/TM/567)
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Appendix Ib	Letter dated 10.11.2021 from the applicant's representative (Application No. A/TM/568)
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Plan A-1	Location Plan
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**PLANNING DEPARTMENT
NOVEMBER 2021**