

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

**APPLICATION NO. A/TM/573**  
***(for 1<sup>st</sup> Deferment)***

- Applicant** : Ideal Star Group Limited represented by Pegasus Design & Build Limited
- Application Sites** : 3 Kin Tai Street, Tuen Mun, New Territories
- Site Area** : About 1,382 m<sup>2</sup>
- Lease** : New Grant No. 2188  
(i) User: industrial and/or godown purposes (excluding offensive trades)  
(ii) Type of building: factory(s) and/or warehouses(s), ancillary offices and such quarters as may be required for watchmen or caretakers
- Plan** : Approved Tuen Mun Outline Zoning Plan (OZP) No. S/TM/35 (at the time of submission)  
  
Draft Tuen Mun OZP No. S/TM/36  
[currently in force]
- Zoning** : “Other Specified Uses” annotated “Business” (“OU(B)”)  
  
*[Restricted to a maximum plot ratio (PR) of 9.5 (including not more than a plot ratio of 1.0 for ‘Shop and Services’ and ‘Eating Place’) and a maximum building height (BH) of 100mPD, or the PR/BH of the existing building, whichever is the greater]*  
  
[no change in zoning on the OZP]
- Application** : Proposed Minor Relaxation of PR Restriction for Permitted Information Technology and Telecommunications Industries Use (Data Centre)

**1. Background**

On 30.5.2022, the applicant sought planning permission for minor relaxation of PR restriction from 9.5 to 11.4 (i.e. +20%) for redevelopment of the existing industrial building (IB) for permitted ‘Information Technology and Telecommunications Industries’ use at the application site (the Site) (**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 31.8.2022, the applicant's representative wrote to the Secretary of the Town Planning Board (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) to address departmental comments (**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, 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 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 further submission 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 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**

<b>Appendix I</b>	Letter dated 30.8.2022 from the applicant's representative
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
SEPTEMBER 2022**