

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TM/585
(for 1st Deferment)

<u>Applicant</u>	:	Forever Earn Limited represented by KTA Planning Limited
<u>Application Site</u>	:	Nos. 13 and 15 San On Street, Tuen Mun, New Territories
<u>Site Area</u>	:	About 1,858 m ²
<u>Lease</u>	:	Castle Peak Town Lots (CPTL) 24 and 45 (a) restricted to industrial and/or godown purposes (excluding offensive trade) (b) erection of a factory and/or a warehouse, ancillary offices and caretakers' or watchmen's quarters
<u>Plan</u>	:	Approved Tuen Mun Outline Zoning Plan (OZP) No. S/TM/37 (currently in force) Draft Tuen Mun OZP No. S/TM/36 at the time of submission (The zoning and development restrictions for the application site remain unchanged on the current OZP)
<u>Zoning</u>	:	"Industrial" ("I") <i>[Restricted to a maximum plot ratio (PR) of 9.5 and a maximum building height (BH) of 85mPD, or the PR/ BH of the existing building, whichever is the greater]</i>
<u>Application</u>	:	Proposed Minor Relaxation of PR and BH Restrictions for Permitted Information Technology and Telecommunications Industries Use (Proposed Data Centre Development)

1. Background

On 29.3.2023, the applicant sought planning permission for minor relaxation of PR and BH restrictions for redevelopment of the existing industrial buildings 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 11.5.2023, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for one month 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 one month 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 application will be submitted for the Committee's consideration at the next meeting.

5. Attachments

Appendix I	Letter dated 11.5.2023 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
MAY 2022**