

RNTPC Paper No. A/TM/589
For Consideration by
the Rural and New Town
Planning Committee
on 16.2.2024

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TM/589
(for 1st Deferment)

- Applicant** : Flourish Marketing Communications Limited represented by Urbantraces Limited
- Premises** : Unit 2B, G/F, Parklane Centre, 25 Kin Wing Street, Tuen Mun, New Territories
- Floor Area** : 42.35m² (about)
- Lease** : Tuen Mun Town Lot (TMTL) 370 held under New Grant No. 3002
- Restricted to industrial and/or godown purposes (excluding offensive trades) and multi-storey vehicle park
- Plan** : Draft Tuen Mun Outline Zoning Plan (OZP) No. S/TM/38
- Zoning** : “Industrial” (“I”)
[Restricted to a maximum plot ratio (PR) of 9.5 and a maximum building height (BH) of 100mPD, or the PR/BH of the existing building, whichever is the greater]
- Application** : Shop and Services (Real Estate Agency)

1. Background

On 20.12.2023, the applicant sought planning permission for ‘Shop and Services (Real Estate Agency)’ use at the application premises (the Premises) (**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 1.2.2024, 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 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. 33B) in that the applicant needs more time to prepare FI to address departmental comments.
- 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 a period of 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 applications will be submitted for the Committee's consideration at the next meeting.

5. Attachments

Appendix I	Letter dated 1.2.2024 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
FEBRUARY 2024**