

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

**APPLICATION NO. A/TW/492**  
***(for 4<sup>th</sup> Deferment)***

**Applicant** : Blackbird Concessionaires Limited represented by Vision Planning Consultants Limited

**Premises** : G/F (Part) and M/F (Part), Safety Godown, Kwai Chung Town Lot (KCTL) 165, Nos. 132-140 (even numbers only), Kwok Shui Road, Kwai Chung

**Total Floor Area of the Premises** : About 4,964.38m<sup>2</sup>

**Lease** : Kwai Chung Town Lot No. 165 (KCTL 165):  
(a) Held under New Grant No. 4799;  
(b) To expire on 30.6.2047; and  
(c) Restricted to general industrial and/or godown purposes excluding offensive trades.

**Plan** : Approved Tsuen Wan Outline Zoning Plan No. S/TW/33

**Zoning** : “Residential (Group E)”

[Restricted to a maximum domestic plot ratio (PR) of 5.0 or a maximum non-domestic PR of 9.5, and a maximum building height of 120mPD or the height of the existing building, whichever is the greater. For new development of or redevelopment to a building that is partly domestic and partly non-domestic, the PR for the domestic part of the building shall not exceed the product of the difference between the maximum non-domestic PR of 9.5 and the actual non-domestic PR proposed for the building and the maximum domestic PR of 5.0 divided by the maximum non-domestic PR of 9.5.]

**Application** : Proposed Vehicle Repair Workshop

**1. Background**

- 1.1 On 15.11.2017, the applicant seeks planning permission to use the application premises (**Plan A-1**) for proposed vehicle repair workshop.

- 1.2 On 12.1.2018, 16.3.2018 and 20.4.2018, the Metro Planning Committee (the Committee) of the Town Planning Board (the Board) decided to defer a decision on the application for one month, as requested by the applicant, to allow time to prepare further information (FI) to address the comments from relevant Government departments.

## **2. Request for Deferment**

On 7.5.2018, the applicant's agent wrote to the Secretary of the Board requesting the Board to defer making a decision on the application for one month to allow time for the applicant to address comments from the Transport Department (**Appendix I**).

## **3. Planning Department's Views**

- 3.1 The application has been deferred three times for a total of 3 months at the request of the applicant to allow more time to address departmental comments. The applicant has demonstrated efforts in preparing supplementary information in support of the application. On 4.5.2018, the applicant submitted further information involving previous records of vehicle repair services frequency in the past years in response to the comments from the Transport Department. However, the applicant considers that more time could be required for preparation of further clarifications to address comments as may be requested by Transport Department.
- 3.2 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) in that more time is required for the applicant to prepare further clarifications in response to comments from the Transport Department, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.
- 3.3 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 further one month for preparation of submission of further information. Since it is the fourth deferment of the application, the applicant should be reminded that the Committee has allowed a total of 4 months for preparation of submission of further information, this is the last deferment and no further deferment would be granted.

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 7.5.2018 from the applicant
<b>Plan A-1</b>	Location plan

**PLANNING DEPARTMENT  
MAY 2018**