

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TW/517
(for 1st Deferment)

<u>Applicant</u>	Winning Focus Limited represented by Urbantraces Limited
<u>Site</u>	46-48 Pak Tin Par Street, Tsuen Wan
<u>Site Area</u>	About 721.59 m ²
<u>Lease</u>	<p>Tsuen Wan Inland Lot 46 S.C</p> <p>(a) Governed by Conditions of Sale No. 5208 modified by a Modification Letter dated 9.10.1972;</p> <p>(b) To be expired on 30.6.2047;</p> <p>(c) Restricted to industrial or godown purposes or both; and</p> <p>(d) Adequate space shall be provided within the Lot for parking of motor vehicles</p>
<u>Plan</u>	Approved Tsuen Wan Outline Zoning Plan (OZP) No. S/TW/33
<u>Zoning</u>	<p>“Other Specified Uses” annotated “Business” (“OU(B)”)</p> <p>[Restricted to a maximum plot ratio (PR) of 9.5 and a maximum building height (BH) of 100 metres above Principal Datum (mPD) or the PR and height of the existing building, whichever is the greater.</p> <p>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 (the Board) on application under s.16 of the Town Planning Ordinance.]</p>
<u>Application</u>	Proposed Minor Relaxation of PR Restriction for Permitted Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods)

1. Background

On 18.3.2019, an application for proposed minor relaxation of PR restriction for permitted non-polluting industrial use (excluding industrial undertakings involving the use/storage of dangerous goods) at the application site was received by the Board (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Board at this meeting.

2. **Request for Deferment**

On 20.4.2020, the applicant's agent wrote to the Secretary of the Board requesting the Board to defer making a decision on the application for a period of two months so as to allow time for preparation of further information to address departmental comments (**Appendix I**).

3. **Planning Department's Views**

3.1 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 information in response to departmental comments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.

3.2 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 two months for preparation of submission of further information, 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 to the Committee for consideration at the next meeting.

5. **Attachments**

Appendix I	Letter of 20.4.2020 from the applicant's representative
Plan A-1	Location plan

**PLANNING DEPARTMENT
MAY 2020**