

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TM/539

(1st Deferment)

- Applicant** : Forever Earn Limited represented by Kenneth To & Associated Limited
- Application Site** : Nos. 13 - 15 San On Street, Tuen Mun, New Territories (Castle Peak Town Lot Nos. 24 and 45)
- Site Area** : About 1,858m²
- Lease** : Castle Peak Town Lot Nos. 24 and 45
- (a) industrial and / or godown purposes (excluding offensive trade)
- (b) erection of a factory and/or a warehouse, ancillary offices and caretaker's or watchmen's quarters
- Plan** : Approved Tuen Mun Outline Zoning Plan (OZP) No. S/TM/35
- Zoning** : "Industrial" ("I")
[maximum plot ratio (PR) of 9.5 and maximum building height of 85mPD.
- 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.]
- Application** : Minor Relaxation of PR for Permitted Industrial Redevelopment

1. Background

On 10.5.2019, the applicant sought planning permission for minor relaxation of plot ratio (PR) restriction from 9.5 to 11.4 (i.e. +1.9 or +20%) for redevelopment of the existing industrial buildings (IBs) at the application site (the Site) (**Plan A-1**) for a permitted industrial development. 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 20.6.2019, the applicant wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for 2 months to allow time to respond to departmental comments (**Appendix I**).

3. Planning Department's Views

3.1 The Planning Department has no objection to the request for 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. 33) in that the applicant needs time to prepare further information (FI) to address 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 a decision on the application, the application will be submitted to the Committee for consideration within 2 months upon receipt of further submission from the applicant. If the FI 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 2 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 application will be submitted to the Committee for consideration at the next meeting.

5. Attachments

Appendix I	Applicant's letter dated 20.6.2019 requesting for deferment
Plan A-1	Location Plan

**PLANNING DEPARTMENT
JULY 2019**