

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

**APPLICATION NO. A/TSW/72**

*(3<sup>rd</sup> Deferment)*

- Applicant** : Harbour Plaza Resort City Limited represented by Kenneth To and Associates Limited
- Site** : Tin Shui Wai Town Lot (TSWTL) No.4
- Site Area** : About 27,900m<sup>2</sup>
- Lease** : New Grant No. 3466  
(a) Restricted to non-industrial (excluding godown) purposes  
(b) The total Gross Floor Area (GFA) of building(s) erected on TSWTL Nos. 1 to 7, for either residential and non-residential purposes shall be specified in the Development Schedule of the Master Layout Plan, shall not exceed 972,000m<sup>2</sup> for residential purposes and shall not exceed a total of 135,000m<sup>2</sup> for non-domestic purposes for all seven lots.
- Plan** : Approved Tin Shui Wai Outline Zoning Plan (OZP) No. S/TSW/14
- Zoning** : “Commercial” (“C”)
- Application** : Proposed Flat and Permitted Commercial Development with Minor Relaxation of Gross Floor Area Restriction

**1. Background**

On 31.12.2018, the applicant sought planning permission to use the application site (the Site) for proposed flat and permitted commercial development with minor relaxation of gross floor area restriction (**Plan A-1**). On 31.5.2019 and 15.5.2020, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer a decision on the application for two months each, as requested by the applicant, so as to allow time for the applicant to prepare further information (FI) in response to departmental comments. On 31.7.2019, 6.9.2019, 21.10.2019, 28.11.2019, 7.1.2020, 28.2.2020, 25.3.2020, 26.6.2020, 17.8.2020 and 4.9.2020, the applicant submitted FI and the application is scheduled for consideration by the Committee at this meeting.

**2. Request for Deferment**

On 19.10.2020, 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 to allow time to prepare FI to address departmental and public comments (**Appendix I**).

**3. Planning Department's Views**

3.1 The application has been deferred twice for two months each at the request of the applicant. Since the last deferment on 15.5.2020, the applicant has submitted FI including revised technical assessments (traffic impact assessment, sewerage impact assessment, photomontages, landscape proposal, etc.) and responses to departmental comments. The applicant has indicated that more time is needed to prepare FI to address concerned departmental and public comments.

3.2 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 FI to address departmental/public comments, 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 FI 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 a further 2 months for preparation of submission of FI. Since it is the third deferment of the application, the applicant should be advised that the Committee has allowed a total of six months for preparation of submission of FI, 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 dated 19.10.2020 from the applicant's representative  
**Plan A-1** Location Plan