

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

**APPLICATION NO. A/TWW/117**  
***(for 2<sup>nd</sup> Deferment)***

- Applicant** : Chan Sheung Chi Michael represented by Ove Arup & Partners Hong Kong Limited
- Site** : Lot 407 in D.D. 399 and Adjoining Government Land, Ting Kau, Tsuen Wan West
- Site Area** : About 1,323.3 m<sup>2</sup>  
(including 108m<sup>2</sup> (about 8.2%) of Government land)
- Lease** : (a) Held under New Grant No. 3265 and also subject to the General and Special Conditions of Sale in G.N. No. 364 of 1934 as amended by G.N. No. 50 of 1940 and other Additional Special Conditions;  
(b) Restricted to building and garden purposes; and  
(c) Restricted to a maximum building height (BH) not exceeding 25 feet nor 2 storeys and each storey not less than 10 feet height, and provision of open space having an area at least equal to half of the roofed-over area of the building
- Plan** : Approved Tsuen Wan West Outline Zoning Plan (OZP) No. S/TWW/19
- Zoning** : “Residential (Group C)” (“R(C)”)
- [Subject to a maximum plot ratio (PR) of 0.4 and a maximum BH of 3 storeys including car park, or the PR and the height of the existing building whichever is the greater.
- Upon obtaining permission of the Town Planning Board (the Board) on application, the PR may be increased to a maximum of 0.75, provided that the noise impact from Castle Peak Road on the proposed development would be mitigated to the satisfaction of the Board.]
- Application** : Proposed House Development at PR of 0.75

**1 Background**

- 1.1 On 10.8.2018, the application for proposed house development at PR of 0.75 was received by the Board (**Plan A-1**).

- 1.2 On 16.11.2018, the Metro Planning Committee (the Committee) agreed to defer making a decision on the application for one month, as requested by the applicant, to allow time for preparation of further information to address comments from Transport Department.
- 1.3 On 28.11.2018 and 29.11.2018, the applicant submitted further information to address departmental comments, including revised figures showing vehicular access and car park layout, which was accepted but not exempted from publication and recounting requirements. Hence, the application is rescheduled for consideration by the Committee on 18.1.2019.

## **2 Request for Deferment**

On 3.1.2019, the applicant's representative wrote to the Secretary of the Board and requested the Committee to defer making a decision on the application for 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 application has been deferred once for one month at the request of the applicant. Since the deferment, the applicant has submitted further information to address departmental comments. As relevant departments have further comments on the application, the applicant would require more time to prepare further information to address departmental comments.
- 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 the applicant needs more time 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.
- 3.3 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 further information 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 two months for preparation of submission of further information. Since it is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of three 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**

<b>Appendix I</b>	Letter of 3.1.2019 from the applicant's representative
<b>Plan A-1</b>	Location plan

**PLANNING DEPARTMENT  
JANUARY 2019**