

Agenda Item 4

**Replacement Page for MPC Paper No. A/TWW/114A
for tabling at MPC Meeting on 1.6.2018**

MPC Paper No. A/TWW/114A
For Consideration by the
Metro Planning Committee
on 1.6.2018

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

**APPLICATION NO. A/TWW/114
*(for 2nd Deferment)***

<u>Applicant</u>	: Mr. LUM Yiu Chuen represented by Wong Man Hong Surveyors Limited
<u>Site</u>	: Government Land adjacent to Lot 92, Lot 382 RP & Extension (Ext.) and Lot 440 RP in D.D.399, Ting Kau, Tsuen Wan
<u>Site Area</u>	: About 1,519m ²
<u>Land Status</u>	: Government Land
<u>Plan</u>	: Approved Tsuen Wan West Outline Zoning Plan (OZP) No. S/TWW/19
<u>Zoning</u>	: “Green Belt” (“GB”)
<u>Application</u>	: Proposed Access Road for Residential Development at Lots 92, 382 RP & Ext. and 440 RP in D.D. 399, Ting Kau, Tsuen Wan

1. Background

- 1.1. On 5.2.2018, the applicant seeks planning permission for a proposed access road (the Site) to serve residential developments in the adjoining “Residential (Group C)” (“R(C)”) and “R(C)1” zones in Ting Kau (**Plan A-1**). Since the proposed access road within “GB” zone is an ancillary use to residential developments in the adjoining “R(C)” and “R(C)1” zones, planning permission is required from the Town Planning Board (the Board).
- 1.2. On 16.3.2018, the Metro Planning Committee (the Committee) of the Board decided to defer a decision on the application for two months, as requested by the applicant, to allow time to prepare further information (FI) to address comments of the Drainage Services Department (DSD). The application is scheduled for consideration by the Committee on 1.6.2018.

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 to allow more time for preparation of FI to address comments from various departments (**Appendix I**). *On 31.5.2018, the applicant’s agent wrote to the Secretary of the Board to clarify that he requests a deferral of 2 months in considering the application (Appendix II).*

3. Planning Department's Views

- 3.1 The application has been deferred once for two months on the request of the applicant. Since the first deferment on 16.3.2018, the applicant has not submitted any FI and indicates that additional time is needed for preparation of responses to the departmental 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 more time to prepare FI in responses to comments from various departments, 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 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 a maximum period of two months for preparation of submission of further information, ~~and no further deferment would be granted unless under very special circumstances.~~ *Since it is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of 4 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 7.5.2018 from the applicant's agent
Appendix II	<i>Letter of 31.5.2018 from the applicant's agent</i>
Plan A-1	Location Plan