

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

**APPLICATION NO. A/TWW/114**  
***(for 3<sup>rd</sup> Deferment)***

<b><u>Applicant</u></b>	: Mr. LUM Yiu Chuen represented by Wong Man Hong Surveyors Limited
<b><u>Site</u></b>	: Government Land adjacent to Lots 92, 382 RP, Extension (Ext.) to 382 and 440 RP in D.D.399, Ting Kau, Tsuen Wan
<b><u>Site Area</u></b>	: About 1,662m <sup>2</sup>
<b><u>Land Status</u></b>	: Government Land
<b><u>Plan</u></b>	: Approved Tsuen Wan West Outline Zoning Plan (OZP) No. S/TWW/19
<b><u>Zoning</u></b>	: “Green Belt” (“GB”) and “Road”
<b><u>Application</u></b>	: Proposed Access Road for Residential Development at Lots 92, 382 RP, Ext. to Lot 382 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, on the request by the applicant, the Metro Planning Committee (the Committee) of the Board decided to defer a decision on the application for two months to allow time to prepare further information (FI) to address comments of the Drainage Services Department. Further to that, on 7.5.2018 and 31.5.2018, the applicant’s agent wrote to the Secretary of the Board requesting the Board to defer making a decision on the application for another two months to allow more time for preparation of FI to address comments from various departments. The Committee decided to defer a decision on the application on 1.6.2018.
- 1.3 The applicant on 20.7.2018 made FI submission involving Drainage Analysis Report, Geotechnical Planning Review Report, photomontages and revised site boundary in responses to comments from concerned Government departments. The application is scheduled for consideration by the Committee on 7.9.2018.

## **2. Request for Deferment**

On 21.8.2018, the applicant's agent wrote to the Secretary of the Board requesting the Board to defer making a decision on the application for one month (**Appendix I**).

## **3. Planning Department's Views**

- 3.1 The application has been deferred twice for a total of four months on the request of the applicant. Since the last deferment on 1.6.2018, the applicant has submitted FI including revised technical assessments on 20.7.2018 to address departmental comments. From the replies of Government departments, there are still outstanding departmental comments to be addressed by the applicant.
- 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. Since this is the third deferment, the applicant should also be advised that the Committee has allowed a total of 5 months including the previous deferments for preparation of FI submission 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**  
**Plan A-1**

Letter of 21.8.2018 from the applicant's agent  
Location Plan

**PLANNING DEPARTMENT**  
**SEPTEMBER 2018**