

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TWW/134
(for 1st Deferment)

- Applicant** : Tong Wai Shan Judy (now known as Tong Kei Yuk Judy) represented by Landbase Surveyors Limited
- Site** : Lot 405 in D.D. 399, Castle Peak Road – Ting Kau, Ting Kau, Tsuen Wan West
- Site Area** : About 512.9m²
- Land Status** : Lot 405 in D.D. 399
- (a) New Grant No. 3248 and 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
 - (c) the grantee shall maintain the existing path leading from the Castle Peak Road to the sea and the path shall be open to the public at all times
 - (d) no compensation shall be payable by the Government in respect of the retaining wall on Government land and/or in respect of the filling on Government land if the Government requires the Government land for any purposes whatsoever and gives to the grantee one calendar month's notice in writing
- Plan** : Approved Tsuen Wan West Outline Zoning Plan No. S/TWW/21
- Zoning** : “Residential (Group C)”
- (a) maximum plot ratio (PR) of 0.4
 - (b) maximum building height of 3 storeys including car park
 - (c) the PR may be increased to a maximum of 0.75 with planning permission provided that the noise impact from Castle Peak Road on the proposed development would be mitigated
- Application** : Proposed House Development at PR of 0.75

1. Background

On 20.6.2025, the applicant submitted the current application to seek planning permission for a proposed 2-storey house development at PR of 0.75 at the application site (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting.

2. Request for Deferment

On 7.8.2025, 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 in order to allow more time for the applicant to prepare responses to departmental comments (**Appendix I**).

3. Planning Department's Views

3.1 The Planning Department has no objection to the request for the first 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, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the deferment would allow the applicant to prepare further information (FI) to address outstanding issues.

3.2 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 could 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 two months for preparation of the 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 for the Committee's consideration at the next meeting.

5. Attachments

Appendix I
Plan A-1

Letter from the applicant's representative dated 7.8.2025
Location Plan

PLANNING DEPARTMENT
AUGUST 2025