

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TWW/134
(for 2nd 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, New Territories
- 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 (GL) and/or in respect of the filling on GL if the Government requires the GL 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

- 1.1 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**).

- 1.2 On 15.8.2025, the Metro Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months, as requested by the applicant, in order to allow more time for the applicant to prepare responses to the departmental comments received.
- 1.3 On 22.8.2025 and 2.10.2025, the applicant submitted further information (FI) including revised layout plans and a new tree survey to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 10.11.2025, 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 second 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, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the deferment would allow the applicant to prepare 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 a total of four months for preparation of the submission of FI. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

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 10.11.2025
Location Plan

PLANNING DEPARTMENT
NOVEMBER 2025