

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

**APPLICATION NO. A/TWW/124**  
***(for 1<sup>st</sup> Deferment)***

- Applicants** : Max Property Limited represented by A&D Surveyors Limited
- Site** : Lot 162RP (Part) in D.D. 399 and Adjoining Government Land, Ting Kau, Tsuen Wan West
- Site Area** : About 580m<sup>2</sup>  
(including about 151m<sup>2</sup> (about 26%) of Government land)
- Land Status** : Lot 162RP in D.D. 399  
(a) Old Schedule Lot held under Block Government Lease solely for agricultural purposes  
(b) to be expired on 30.6.2047
- Plan** : Approved Tsuen Wan West Outline Zoning Plan (OZP) No. S/TWW/19
- Zoning** : “Residential (Group C)” (“R(C)”) (about 53%)  
(a) maximum plot ratio (PR) of 0.4 and a maximum building height (BH) of 3 storeys including car park  
(b) 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  
  
“Village Type Development” (“V”) (about 47%)  
maximum BH of 3 storeys (8.23m)
- Application** : Proposed House with Minor Relaxation of PR and BH Restrictions

**1. Background**

On 28.9.2022, the applicant submitted the current application to seek planning permission for proposed house use (always permitted within “R(C)” zone and required planning permission within “V” zone) with minor relaxation of PR and BH restrictions at the application site (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) at this meeting.

## **2. Request for Deferment**

On 10.11.2022, the applicant's representative wrote to the Secretary, Town Planning Board (the Board) and requested the Board to defer making a decision on the application for a period of two months to allow for preparing further information to address comments of concerned Government departments (**Appendix I**).

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

- 3.1 The Planning Department has no objection to the request for the first 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. 33A) in that the deferment would allow the applicant to prepare further information to address outstanding issues.
- 3.2 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 submission from the applicant. If the further information 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 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 for the Committee's consideration at the next meeting.

## **5. Attachments**

<b>Appendix I</b>	Letter from the applicant's representative dated 10.11.2022
<b>Plan A-1</b>	Location plan

**PLANNING DEPARTMENT  
NOVEMBER 2022**