

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

**APPLICATION NO. A/TWW/125**  
***(for 1<sup>st</sup> Deferment)***

- Applicants** : Mr. Wong Ping represented by Toco Planning Consultants Limited
- Site** : Lot 403 in D.D. 399 and Existing Access Road on Adjoining Government Land, Ting Kau, Tsuen Wan West
- Site Area** : About 4,220m<sup>2</sup> (including about 3,570m<sup>2</sup> of Government land)
- Land Status** : Lot 403 in D.D. 399 (with a registered area of about 650 m<sup>2</sup>)
- (a) New Grant No. 3243 dated 18.12.1952 for the purpose of building and garden expiring on 30.6.2047;
  - (b) building height (BH) not exceeding 25 feet or 2 storeys, and no storey shall be less than 10 feet in height; and
  - (c) open space belonging to the owner shall be provided at the rear of every new building and have an area at least equal to half of the roofed-over area of the building.
- Plan** : Draft Tsuen Wan West Outline Zoning Plan (OZP) No. S/TWW/20  
*[Approved Tsuen Wan West OZP No. S/TWW/19 at the time of submission of the application. Zoning of the application site remains unchanged.]*
- Zoning** : “Residential (Group C)” (“R(C)”) (about 16%)
- (a) maximum plot ratio (PR) of 0.4 and a maximum 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
- “Green Belt” (“GB”) (about 29%)
- Area shown as ‘Road’ (about 55%)
- Application** : Proposed Minor Relaxation of PR Restriction for Permitted ‘House’ Use and Proposed Improvements on the Existing Access Road

## 1. **Background**

On 15.11.2022, the applicant submitted the current application to seek planning permission for proposed minor relaxation of PR restriction for permitted 'House' use in "R(C)" zone and proposed improvements on the existing access road for the 'House' use in "GB" zone and an area shown as 'Road' 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 23.12.2022, 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 and the public (**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 23.12.2022
<b>Plan A-1</b>	Location plan