

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TWW/127
(for 1st Deferment)

- Applicants** : Columbus Properties Limited represented by KTA Planning Limited
- Site** : Lot 407 in D.D. 399, Ting Kau, Tsuen Wan West
- Site Area** : About 1,215.3m²
- Land Status** : Lot 407 in D.D. 399
- (a) New Grant No. 3265 dated 30.3.1953 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
 - (c) open space belonging to the owner shall be provided at the rear of every new building and such area shall have an area at least equal to half the roofed-over area of the building
 - (d) to construct and maintain a platform or path along the seaward side of the Lot to facilitate access by the public to the sea
- Plan** : Draft Tsuen Wan West Outline Zoning Plan (OZP) No. S/TWW/20
- Zoning** : “Residential (Group C)” (“R(C)”)
- (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
- Application** : Proposed Minor Relaxation of PR Restriction for a Permitted House Redevelopment

1. Background

On 9.5.2023, the applicant submitted the current application to seek planning permission for proposed minor relaxation of PR restriction for permitted house redevelopment 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 9.6.2023, the applicant's representative wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the application for a period of two months in order to allow sufficient time to prepare further information to address 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 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 departmental comments.
- 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

Appendix I	Letter from the applicant's representative dated 9.6.2023
Plan A-1	Location plan

**PLANNING DEPARTMENT
JUNE 2023**