

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TWW/131
(for 2nd Deferment)

- Applicant** : Topnic Enterprises Limited represented by Toco Planning Consultants Limited
- Site** : Lot 453 in D.D. 399, Castle Peak Road – New Ting Kau, Ting Kau, Tsuen Wan
- Site Area** : About 772.9m²
- Lease** : Lot 453 in D.D. 399
- (a) New Grant No. 4991 for a term of 99 years commencing from 1.7.1898 and to be expired by 30.6.2047 as extended by the New Territories Leases (Extension) Ordinance
 - (b) restricted for private residential purposes
 - (c) a maximum built-over area of 30% of the area of the lot, a maximum number of 2 storeys and a height restriction of 25 feet above the mean formation level of the lot with the design, disposition and height clause
 - (d) no building or support for building shall be erected on or over the area coloured red hatched black as shown on the lease plan, which shall be used for garden purpose only
 - (e) the Government cannot guarantee any right-of-way to the lot for which the grantee has to make his own arrangements for acquiring such right-of-way and no provision will be made by the Government for any access to road which may be constructed in the future
- Plan** : Approved Tsuen Wan West Outline Zoning Plan No. S/TWW/21
- Zoning** : “Residential (Group C)” (“R(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 Minor Relaxation of PR Restriction for a Permitted House Development

1. **Background**

- 1.1 On 31.10.2024, the applicant submitted the current application to seek planning permission for minor relaxation of the PR restriction from 0.4 to 0.75 for a proposed 3-storey house development at the application site (**Plan A-1**).
- 1.2 On 20.12.2024, 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 time for the applicant to address the departmental and public comments.
- 1.3 On 19.2.2025, the applicant submitted further information (FI) including tree survey and revised Traffic Impact Assessment and Environmental Assessment to address the departmental and public comments. The application is scheduled for consideration by the Committee at this meeting.

2. **Request for Deferment**

On 1.4.2025, the applicant's representative wrote to the Secretary of the Board and requested the Board to further defer making a decision on the application for two months in order to allow more time for the applicant to further address the departmental and public 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 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 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	Letter from the applicant's representative dated 1.4.2025
Plan A-1	Location Plan

**PLANNING DEPARTMENT
APRIL 2025**