

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

**APPLICATION NO. A/TW/523**  
***(for 2<sup>nd</sup> Deferment)***

- Applicant** : Dear Wing Engineering Consultant Company Limited
- Premises** : Level 2, Greenview Court Shopping Centre, 644-654 Castle Peak Road,  
Tsuen Wan
- Total Floor Area of the Premises** : 1,191m<sup>2</sup>
- Lease** : Tsuen Wan Town Lot No. 96 Section A
- (a) Governed by New Grant No. 4616  
(b) No user or GFA restriction under the New Grant  
(c) To be expired on 30.6.2047
- Plan** : Draft Tsuen Wan Outline Zoning Plan (OZP) No. S/TW/34
- Zoning** : “Residential (Group B) 4”
- (a) maximum domestic and non-domestic gross floor area of 47,520m<sup>2</sup>;  
and 3,720m<sup>2</sup> respectively  
(b) maximum building height of 140 metres above Principal Datum
- Application** : Proposed School (including the uses of Kindergarten, Primary School,  
Secondary School and Tutorial School)

**1. Background**

- 1.1 On 24.3.2021, an application for proposed school (including the uses of kindergarten, primary school, secondary school and tutorial school) at the application premises was received by the Town Planning Board (the Board) (**Plan A-1**).
- 1.2 On 14.5.2021, the Metro Planning Committee (the Committee) of the Board agreed to defer making a decision on the application for two months, as requested by the applicant, to allow more time to resolve issues arising from Government departments' comments.
- 1.3 On 20.5.2021, the applicant submitted further information including further justifications for the proposed development and a revised school layout plan to partly address departmental comments. The application is scheduled for consideration by the Committee of the Board at this meeting.

## **2. Request for Deferment**

On 21.6.2021, the applicant wrote to the Secretary of the Board requesting the Board to defer making a decision on the application for a period of two months to allow time to address departmental comments including the preparation of traffic impact assessment and air quality impact assessment (**Appendix I**).

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

- 3.1 The application has been deferred once for two months at the request of the applicant. Since the last deferment, the applicant has submitted further information as stated in paragraph 1.3 above. Nevertheless, as concerned departments have comments on the further information, the applicant requests more time to prepare further information to address their comments.
- 3.2 The Planning Department has no objection to the request for 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. 33) in that more time is required for the applicant to prepare further information in response to departmental comments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.
- 3.3 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 further submission from the applicant. If the further information submitted by the applicant is not substantial and can 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 further two months for preparation of submission of further information. Since it is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of four months for preparation of 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 to the Committee for consideration at the next meeting.

## **5. Attachments**

<b>Appendix I</b>	Email of 21.6.2021 from the applicant
<b>Plan A-1</b>	Location plan