

**REVIEW OF APPLICATION NO. A/TW/519**  
**UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE**

*(for 2<sup>nd</sup> Deferment)*

- Applicant** : Tippon Investment Enterprises Limited represented by Llewelyn-Davis Hong Kong Ltd.
- Site** : Tsuen Wan Town Lots (TWTLs) 126, 137, 160 and 363, and adjoining Government Land (GL), Tsuen Wan
- Site Area** : About 11,318m<sup>2</sup> (including GL of about 807m<sup>2</sup>)
- Lease** : TWTL 160 (New Grant No. 4817 as varied or modified by a Modification Letter dated 30.7.2019) (about 3,114m<sup>2</sup>)  
(a) to expire on 30.6.2047  
(b) restricted to non-industrial (excluding godown, hotel and petrol filling station) purposes upon redevelopment, and subject to a maximum gross floor area of 15,570.5m<sup>2</sup> (out of which maximum 1557m<sup>2</sup> for non-industrial (excluding private residential, godown, hotel and petrol filling station) purposes)
- TWTL 126 (New Grant No. 4697) (about 1.765m<sup>2</sup>)  
TWTL 137 (New Grant No. 4728) (about 1,663m<sup>2</sup>)  
TWTL 363 (New Grant No. 6927) (about 3,969m<sup>2</sup>)  
(a) to expire on 30.6.2047  
(b) restricted to industrial or godown purposes or both only excluding offensive trades
- Plan** : Draft Tsuen Wan Outline Zoning Plan (OZP) No. S/TW/34
- Zoning** : “Comprehensive Development Area (3)” (“CDA(3)”)   
(a) maximum plot ratio (PR) restriction of 5.0, of which a maximum PR of 4.5 for domestic use.  
(b) maximum building height (BH) of 100 metres above Principal Datum
- Application** : Proposed Comprehensive Residential Development (Amendments to Approved Master Layout Plan (MLP))
- MPC’s Decision** : Rejected on 18.12.2020
- Subject of the Review:** : To review the decision of the Metro Planning Committee (MPC) of the Town Planning Board (the Board) to reject the application

## 1. **Background**

- 1.1 On 10.8.2020, the applicant sought planning permission for amendments to the approved MLP for a proposed comprehensive residential development at the application site (the Site). The Site falls within an area zoned “CDA(3)” on the draft Tsuen Wan OZP No. S/TW/34 (**Plan R-1**). On 18.12.2020, the MPC rejected the application.
- 1.2 On 12.1.2021, the applicant applied, under Section 17(1) of the Town Planning Ordinance, for a review of the MPC’s decision to reject the application. The applicant submitted further information (FI) on 16.3.2021, 19.3.2021 and 25.5.2021 including supplementary information and technical drawings to address the MPC’s concerns on the proposed amendments to the approved layout and design, as well as a fixed noise source impact assessment.
- 1.3 On 20.8.2021, the Board agreed to defer making a decision on the review for two months, as requested by the applicant, to allow more time to resolve issues arising from Government departments’ and public comments. No FI has been submitted by the applicant so far.

## 2. **Request for Deferment**

On 20.10.2021, the applicant wrote to the Secretary of the Board requesting the Board to further defer making a decision on the review application for a period of two months in order to allow time to review the proposed scheme and to submit FI accordingly (**Annex A**).

## 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 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)<sup>1</sup> in that more time is required for the applicant to prepare FI to address outstanding issues, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.
- 3.2 Should the Board agree to defer a decision on the application, the application will be submitted to the Board for consideration within three months upon receipt of further submission from the applicant. If the FI 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 Board’s consideration. The applicant should be advised that the Board has allowed a total of four months for preparation of 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.

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<sup>1</sup> The number of deferments to be granted stipulated under TPB PG-No. 33A is not applicable to this application which was received before the promulgation of the revised guidelines on 24.8.2021.

**4. Decision Sought**

The Board 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 Board for consideration at the next meeting.

**5. Attachments**

<b>Annex A</b>	Applicant's letter dated 20.10.2021
<b>Plan R-1</b>	Location plan

**PLANNING DEPARTMENT  
NOVEMBER 2021**