

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TWW/116
(for 4th Deferment)

- Applicant** : Queen's Electronic Manufacturing Company Limited represented by A&D Surveyors Limited
- Site** : Lot 162RP (Part) in D.D. 399 and Adjoining Government Land, Ting Kau, Tsuen Wan West
- Site Area** : About 579.9m² which includes
(a) Lot 162RP (Part) in D.D. 399 of about 428.6m² (73.9%)
(b) Government Land of about 151.3m² (26.1%)
- Lease** : Lot 162RP in D.D. 399
(a) Old Schedule Lot held under Block Government Lease solely for agricultural purposes
(b) To be expired on 30.6.2047
- Plan** : Approved Tsuen Wan West Outline Zoning Plan (OZP) No. S/TWW/19
- Zoning** : (a) "Village Type Development" ("V") (about 47.1%)
(b) "Residential (Group C)" ("R(C)") (about 52.9%)
- Application** : Proposed House Development at Plot Ratio (PR) of 0.75

1. Background

- 1.1 On 31.7.2018, an application for proposed house development at PR of 0.75 was received by the Town Planning Board (the Board) (**Plan A-1**).
- 1.2 On 21.9.2018, 7.12.2018 and 12.4.2019, the Metro Planning Committee (the Committee) of the Board agreed to defer making a decision on the application with a total period of six months, as requested by the applicant, so as to allow time for preparation of further information to address departmental comments.
- 1.3 On 13.6.2019, 17.6.2019 and 26.7.2019, the applicant submitted further information including responses to departmental comments, new photomontages, revised floor plans, drawings showing the proposed access arrangement and swept path analysis, as well as revised technical assessments including Sewerage Impact Assessment and Traffic Noise and Air Quality Impact Assessment. With the latest further information received on 26.7.2019 which was not exempted from publication and recounting requirements, the application is scheduled for

consideration by the Committee at this meeting.

2. Request for Deferment

On 2.9.2019, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for another two months so as to allow time for preparation of further information to address the comments from Transport Department (**Appendix I**).

3. Planning Department's Views

3.1 The application has been deferred three times for a total of six months at the request of the applicant to allow more time to address departmental comments. The applicant has demonstrated efforts in preparing further information in support of the application. Since the last deferment on 12.4.2019, the applicant has submitted new photomontages to address concern about the potential visual impact to the surrounding, drawings showing the feasibility of sightline and access design, as well as revised technical assessments on sewerage, traffic noise and air quality. As Transport Department has further comments on the application, the applicant would require 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 the applicant needs more time 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 fourth deferment of the application, the applicant should be reminded that the Committee has allowed a total of eight months for preparation of submission of further information, and that this is the last deferment and no further deferment would be granted.

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**

Appendix I	Letter of 2.9.2019 from the applicant's representative
Plan A-1	Location plan

**PLANNING DEPARTMENT
SEPTEMBER 2019**