

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TWW/116
(for 1st 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 630 m² which includes
- (a) Lot 162RP (Part) in D.D. 399 of about 415m² (66%)
 - (b) Government Land of about 215m² (34%)
- 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 43%)
- (b) "Residential (Group C)" ("R(C)") (about 57%)
- Application** : Proposed House Development at Plot Ratio of 0.75

1. Background

On 31.7.2018, the applicant seeks planning permission for a proposed house development with plot ratio (PR) of 0.75 in an area zoned "V" and "R(C)" in Ting Kau (the Site) (**Plan A-1**). According to the Notes of the OZP, 'House (not elsewhere specified)' is a Column 2 use in "V" zone and planning permission is required from the Town Planning Board (the Board). In the "R(C)" zone, 'House' is a use always permitted, the maximum PR of 0.4 may, upon obtaining permission of the Board, be increased to a maximum of 0.75, provided that the noise impact from Castle Peak Road on the proposed development would be mitigated to the satisfaction of the Board. The application is scheduled for consideration by the Metro Planning Committee (the Committee) on 21.9.2018.

2. **Request for Deferment**

On 5.9.2018, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application so as to allow time for preparation of 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 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.

3.2 Should the Committee agree to defer a decision on the application, the application will be submitted to the Committee for consideration within 2 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 2 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**

Appendix I	Letter of 5.9.2018 from the applicant's representative
Plan A-1	Location plan