

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TWW/117
(for 4th Deferment)

- Applicant** : Chan Sheung Chi Michael represented by Ove Arup & Partners Hong Kong Limited
- Site** : Lot 407 in D.D. 399 and Adjoining Government Land, Ting Kau, Tsuen Wan West
- Site Area** : About 1,323.3 m²
(including 108m² (about 8.2%) of Government land)
- Lease** : (a) Held under New Grant No. 3265 and also subject to the General and Special Conditions of Sale in G.N. No. 364 of 1934 as amended by G.N. No. 50 of 1940 and other Additional Special Conditions;
(b) Restricted to building and garden purposes; and
(c) Restricted to a maximum building height (BH) not exceeding 25 feet nor 2 storeys and each storey not less than 10 feet height, and provision of open space having an area at least equal to half of the roofed-over area of the building
- Plan** : Approved Tsuen Wan West Outline Zoning Plan (OZP) No. S/TWW/19
- Zoning** : “Residential (Group C)” (“R(C)”)

[Subject to a maximum plot ratio (PR) of 0.4 and a maximum BH of 3 storeys including car park, or the PR and the height of the existing building whichever is the greater.

Upon obtaining permission of the Town Planning Board (the Board) on application, the PR may 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.]
- Application** : Proposed House Development at PR of 0.75

1 Background

- 1.1 On 10.8.2018, an application for proposed house development at PR of 0.75 was received by the Board (**Plan A-1**).

- 1.2 On 16.11.2018, 18.1.2019 and 12.4.2019, the Metro Planning Committee (the Committee) agreed to defer making a decision on the application with a total period of five months, as requested by the applicant, in order to allow sufficient time for preparation of further information to address departmental comments.
- 1.3 On 18.4.2019, 23.4.2019, 6.5.2019 and 21.6.2019, the applicant submitted further information including responses to departmental comments and figures on revised layout design and ingress/egress point. With the latest further information received on 21.6.2019 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 1.8.2019, the applicant's representative wrote to the Secretary of the Board and requested the Committee to defer making a decision on the application for another two months to prepare further information to address further comments from relevant departments (**Appendix I**).

3 Planning Department's Views

- 3.1 The application has been deferred three times for a total of five 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 mainly submitted plans/drawings to address the sightline issue relating to the proposed ingress/egress point and responses to departmental comments. As Transport Department and other relevant departments have 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 seven 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 1.8.2019 from the applicant's representative
Plan A-1	Location plan

**PLANNING DEPARTMENT
AUGUST 2019**