

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TWW/117
(for 1st 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 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

On 10.8.2018, the application for proposed house development at PR of 0.75 was received by the Town Planning Board (the Board) (**Plan A-1**). It was originally scheduled for

consideration by the Metro Planning Committee (the Committee) of the Board on 5.10.2018. On 24.9.2018, the applicant submitted further information to address departmental comments, including Geotechnical Planning Review Report, which was accepted but not exempted from publication and recounting requirements. Hence, the application is rescheduled for consideration by the Committee on 16.11.2018. The applicant subsequently submitted further information on 22.10.2018, 5.11.2018 and 8.11.2018 to address departmental comments and the further information are accepted and exempted from publication and recounting requirements.

2. Request for Deferment

On 8.11.2018, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for one month so as to allow time for preparation of further information to address comments from Transport Department (**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 1 month 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 8.11.2018 from the applicant's representative
Plan A-1	Location plan

**PLANNING DEPARTMENT
NOVEMBER 2018**