

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TWW/116
(for 3rd 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**). On 21.9.2018, the Metro Planning Committee (the Committee) of the Board agreed to defer making a decision on the application for two months, as requested by the applicant, to allow time for the applicant to prepare further information (FI) to address departmental comments.
- 1.2 On 19.11.2018, the applicant's agent wrote to the Secretary of the Board further requesting the Board to defer making a decision on the application for another two months so as to allow more time for preparation of FI to address departmental comments. On 7.12.2018, the Committee agreed to defer making a decision on the application for two months as requested by the applicant pending the submission of FI.

- 1.3 On 23.1.2019 and 13.2.2019, the applicant submitted FI including responses to departmental comments, new Geotechnical Planning Review Report, architectural drawings, revised Sewerage Impact Assessment, revised Traffic Noise and Air Quality Impact Assessment, revised location and land ownership plan and site plan to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 25.3.2019, the applicant's agent wrote to the Secretary of the Board requesting the Board to further defer making a decision on the application for another two months so as to allow time for preparation of FI to address further comments from various departments (**Appendix I**).

3. Planning Department's Views

- 3.1 The application has been deferred twice for a total of four months at the request of the applicant. Since the last deferment, the applicant has submitted FI on 23.1.2019 and 13.2.2019 in response to departmental comments. Nevertheless, as relevant departments have further comments on the application, the applicant would require more time to prepare FI to address departmental 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 more time is required for the applicant to prepare FI 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 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 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 Committee's consideration. The applicant should be advised that the Committee has allowed further two months for preparation of submission of FI. Since it is the third deferment of the application, the applicant should be advised that the Committee has allowed a total of six months for preparation of submission of FI, 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 25.3.2019 from the applicant's agent
Plan A-1	Location plan

**PLANNING DEPARTMENT
APRIL 2019**