

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TWW/116
(for 2nd 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

- 1.1. On 31.7.2018, 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 21.9.2018. On 5.9.2018, the applicant's agent 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 (FI) to address departmental comments. On 21.9.2018, the Committee decided to defer a decision on the application for two months.

2. Request for Deferment

On 19.11.2018, the applicant's agent wrote to the Secretary of the Board requesting the Board to defer making a decision on the application for two months to allow more time for preparation of FI to address comments from various departments (**Appendix I**).

3. Planning Department's Views

3.1 The application has been deferred once for two months on the request of the applicant. While the applicant has not submitted any FI since the first deferment on 21.9.2018, the applicant needs more time to prepare for the FI to address the departmental comments received on 27.8.2018, 31.8.2018, 11.9.2018 and 26.9.2018.

3.2 The Planning Department has no objection to the request for deferment as the justification for deferment meets 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 FI in responses to comments from various departments, 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 FI 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 a maximum period of two months for preparation of submission of FI. Since it is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of 4 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

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| Appendix I | Letter of 19.11.2018 from the applicant's agent |
| Plan A-1 | Location Plan |