

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TWW/117
(for 3rd 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**). On 16.11.2018, the Metro Planning Committee (the Committee) agreed to defer making a decision on the application for one

month, as requested by the applicant, to allow time for preparation of further information (FI) to address comments from Transport Department (TD). Subsequently, FIs were submitted on 28.11.2018 and 29.11.2018 including responses to department comments, revised figures showing vehicular access and car park layout.

- 1.2 On 3.1.2019 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 so as to allow time for preparation of FI to address departmental comments. On 18.1.2019, the Committee agreed to defer making a decision on the application as requested by the applicant pending the submission of FI.
- 1.3 On 20.2.2019, the applicant submitted FI including responses to departmental comments with figure showing the proposed road facilities/traffic arrangement adjacent to the application site. The application is scheduled for consideration by the Committee at this meeting.

2 Request for Deferment

On 22.3.2019, 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 FI to address further comments from TD (**Appendix I**).

3 Planning Department's Views

- 3.1 The application has been deferred twice for a total of three months at the request of the applicant. Since the deferment, FIs were submitted on 28.11.2018, 29.11.2018 and 20.2.2019 to address departmental comments. 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 the applicant needs more time 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 five 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 22.3.2019 from the applicant's representative
Plan A-1	Location plan

**PLANNING DEPARTMENT
APRIL 2019**