

**APPLICATION FOR AMENDMENT OF PLAN**  
**UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. Y/TWW/5**  
***(for 1<sup>st</sup> Deferment)***

- Applicant** : Sham Tseng Chan Kee Roasted Goose Company Limited represented by  
Toco Planning Consultants Limited
- Plan** : Approved Tsuen Wan West Outline Zoning Plan (OZP) No.  
S/TWW/19
- Site** : Lots 99, 100, 101R.P., 110R.P., 171 S.C and 183 in D.D. 390 and  
Adjoining Government Land, Sham Tseng, Tsuen Wan West
- Site Area** : About 1,068m<sup>2</sup>
- Lease** : Lot Nos. 99 and 100 in D.D. 390:  
(a) Old schedule lots held under the Block Government Lease dated  
24.1.1905  
(b) Governed by Building Licence No. 0569 dated 8.5.1956 with  
permitted area of building 825ft<sup>2</sup> and 4,775ft<sup>2</sup> respectively
- Lot Nos. 101 R.P. and 110 R.P. in D.D. 390:  
Old schedule lots held under the Block Government Lease dated  
24.1.1905 demised for agricultural use
- Lot No. 171 S.C in D.D. 390:  
Agricultural lot held under New Grant No. 1738 dated 15.11.1932
- Lot No. 183 in D.D.390:  
(a) Held under New Grant No. 3499 dated 7.5.1956 for the purpose of  
building and garden  
(b) Subject to Special Conditions Nos. 2(a) and 2(b), 3 and 4 in  
Government Notification (GN) No. 364 of 1934 as amended by  
GN No. 50 of 1940  
(c) The height of any building shall not exceed 25 ft nor shall any  
building exceed 2 storeys in height  
(d) No storey shall be less than 10 ft in height
- The above lots to be expired on 30.6.2047
- Zoning** : “Government, Institution or Community” (“G/IC”)  
[Restricted to a maximum building height (BH) of two storeys, or the  
height of the existing building, whichever is the greater]

**Proposed Amendments** : To rezone the application site from “G/IC” to “Residential (Group A)5 ” (“R(A)5”)

## **1. Background**

- 1.1 On 8.1.2020, the applicant sought planning permission to rezone the application site (**Plan Z-1**) from “G/IC” to “R(A)5” on the approved Tsuen Wan West OZP No. S/TWW/19 from the Town Planning Board (the Board). The proposed rezoning is to facilitate a residential cum commercial development. On 29.4.2020 and 6.5.2020, the applicant submitted further information including updated technical assessments and architectural drawings in response to departmental comments. The application was scheduled for consideration by the Metro Planning Committee (the Committee) of the Board on 24.7.2020.
- 1.2 In light of the special work arrangement for government departments due to the novel coronavirus infection, the meeting originally scheduled for 24.7.2020 for consideration of the application has been rescheduled, and the Board has agreed to defer consideration of the application and the application is now scheduled for consideration by the Committee at this meeting.

## **2. Request for Deferment**

On 19.6.2020, the applicant’s agent wrote to the Secretary of the Board requesting the Board to defer making a decision on the application for a period of two months to allow time for preparation of further information to address departmental comments (**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 more time is required for the applicant 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 making a decision on the application, the application will be submitted to the Committee for consideration within three 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 two months 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**

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| <b>Appendix I</b> | Letter of 19.6.2020 from the applicant's agent |
| <b>Plan Z-1</b>   | Location plan                                  |

**PLANNING DEPARTMENT  
AUGUST 2020**