

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

**APPLICATION NO. Y/TW/14**  
***(for 3<sup>rd</sup> Deferment)***

**Applicant** : The Yuen Yuen Institute represented by Kenneth To & Associates Limited

**Plan** : Approved Tsuen Wan Outline Zoning Plan (OZP) No. S/TW/33

**Application Site** : Lot 1236 RP in D.D. 453 and Extension Thereto, Lo Wai, Tsuen Wan

**Site Area** : About 8,306m<sup>2</sup>

**Lease** : Lot 1236 RP in D.D. 453 and the Extension Thereto  
Governed by New Grant No. 4569 on 11.7.1967, as extended vide an Extension Letter dated 1.6.1983 and thereafter further varied or modified by three Modification Letters dated 27.7.1994, 9.12.1996 and 7.5.2010 respectively and a Toleration Letter dated 19.7.1996; and to expire on 30.6.2047.

**Eastern Portion (about 4,306m<sup>2</sup>)**

(a) subject to following salient restrictions:

- (i) a non-profit-making home for the aged people
- (ii) a maximum building height (BH) of 17.7m above mean formation level and 3 storeys
- (iii) no building within 15 feet of the overhead electricity cables
- (iv) not less than 4 motor vehicles spaces to be provided
- (v) no grave or human remains

**Western Portion (about 4,000m<sup>2</sup>)**

(b) subject to following salient restrictions:

- (i) a non-profit-making care and attention home for the elderly
- (ii) a maximum gross floor area (GFA) of 3,845m<sup>2</sup>, a maximum site coverage (SC) of 30%, and a maximum BH of 5 storeys and 138.16 metres above Principal Datum (mPD)

**Zoning** : “Government, Institution or Community (2)” (“G/IC(2)”) [Restricted to a maximum GFA of 7,407m<sup>2</sup>, a maximum BH of 4 storeys including car park and a maximum SC of 30%]

**Proposed Amendments** : To amend the Notes of the “G/IC(2)” zone as follows:  
(a) to amend the ‘maximum GFA of 7,407m<sup>2</sup>’ to ‘maximum GFA of 11,713m<sup>2</sup>’;

- (b) to amend the ‘maximum BH of 4 storeys including car park’ to ‘maximum BH of 6 storeys including car park’; and
- (c) to amend ‘maximum SC of 30%’ to ‘maximum SC of 40.5%’

## 1. **Background**

- 1.1 On 22.1.2019, the applicant submitted the application for the above proposed amendments to the Notes of the “G/IC(2)” zone on the approved Tsuen Wan OZP No. S/TW/33 to facilitate the proposed redevelopment of an existing home for the aged, i.e. the Yuen Yuen Home for the Aged at the eastern portion of the application site (**Plan Z-1**).
- 1.2 On 19.7.2019 and 26.6.2020, the Metro Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application with a period of two months respectively, as requested by the applicant, so as to allow time for preparation of Further Information (FI) to address the comments from Government departments.
- 1.3 On 29.8.2019, 21.11.2019, 11.2.2020 and 9.4.2020, the applicant submitted FI including responses to departmental comments, photomontages, new/revised Water Supply Impact Assessment (WSIA), revised Environmental Assessment, revised Sewerage Impact Assessment and replacement pages of various technical assessments to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

## 2. **Request for Deferment**

On 26.8.2020, the applicant’s representative wrote to the Secretary of the Board requesting the Board to defer making a decision on the application for two months so as to allow more time for preparation of further information (FI) to address the comments from Water Supplies Department (WSD) (**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 on 26.6.2020, the applicant has not submitted FI so far. The applicant indicated that he had been liaising with WSD and more time is required to prepare a revised WSIA to address the departmental comments.
- 3.2 The Planning Department has no objection to the request for deferment as the justifications provided 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 making a decision on the application, the application will be submitted to the Committee for consideration within three 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 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 FI submission, 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**

<b>Appendix I</b>	Letter of 26.8.2020 from the applicant's representative
<b>Plan Z-1</b>	Location plan

**PLANNING DEPARTMENT  
SEPTEMBER 2020**