

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

**APPLICATION NO. Y/TW/14**  
***(for 4<sup>th</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 1236RP 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 the ‘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, 26.6.2020 and 18.9.2020, 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 Since the third deferment on 18.9.2020, the applicant has not submitted FI. The application is scheduled for consideration by the Committee at this meeting.

## 2. **Request for Deferment**

On 27.11.2020, the applicant’s representative wrote to the Secretary of the Board (**Appendix I**) requesting the Board to defer making a decision on the application for two months to obtain the required water supply information from Water Supplies Department (WSD) in order to update the Water Supply Impact Assessment (WSIA) to address the comments of WSD. The required information include the available pressure level of pump house, average water consumption for Kwai Chung North Fresh Water Service Reservoir, and records concerning the daily output of pump house and monthly water consumption within the concerned water supply zones.

## 3. **Planning Department’s Views**

- 3.1 The application has been deferred three times for a total of six months at the request of the applicant. Since the last deferment, the applicant has been liaising with WSD and trying to obtain the water supply information as stated in paragraph 2 above from the public domain but in vain. Subsequently, the applicant wrote to WSD for the requested information. The applicant indicated that the WSIA will be updated after the requested information is received.
- 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. Since it is the fourth deferment of the application, the applicant should be advised that the Committee has allowed a total of eight months for preparation of FI submission, and this is the last deferment and no further deferment would be granted.

**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 27.11.2020 from the applicant's representative
<b>Plan Z-1</b>	Location Plan

**PLANNING DEPARTMENT  
DECEMBER 2020**