

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

APPLICATION NO. Y/TW/14
(for 1st 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 8,306m²
- 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 4,306m²):
- (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 4,000m²)
- (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 3,845m², 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 7,407m², 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 7,407m²’ to ‘maximum GFA of 11,713m²’;

- (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 (**Plan Z-1**). The application was originally scheduled for consideration by the Metro Planning Committee (the Committee) of the Board on 12.4.2019.
- 1.2 On 1.4.2019, 8.4.2019 and 25.4.2019, the applicant submitted further information to address departmental comments, including revised Environmental Assessment, new Water Supply Impact Assessment, revised Sewerage Impact Assessment, revised Traffic Review Report and replacement pages of Geotechnical Planning Review Report, which were accepted but not exempted from publication and recounting requirements. Hence, the application is rescheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 2.7.2019, 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 so as to allow time for preparation of further information to address the comments from Government departments (**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 the applicant needs more time 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

Appendix I	Letter of 2.7.2019 from the applicant's agent
Plan Z-1	Location plan

**PLANNING DEPARTMENT
JULY 2019**