

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TWW/133
(for 2nd Deferment)

- Applicant** : Zhuangzi Culture Research Foundation Limited represented by Allgain Land Planning Limited
- Site** : Lot No. 207 in D.D. 390 and Adjoining Government Land, Sham Tseng East Village, Tsuen Wan
- Site Area** : About 780m²
- Land Status** : (a) Lot No. 207 in D.D. 390 (about 65m²) (8%)
- restricted to non-industrial purposes
 - expires on 30.6.2047
 - no structure shall be erected on the lot other than one building
 - subject to maximum building height of 25 ft. (3 storeys) and maximum built-over area of 700 sq.ft.
 - not more than two balconies and one canopy will be permitted to project over and above Government Land
 - cannot guarantee any right-of-way to the lot and the grantee have to make his own arrangements for acquiring such right-of-way
- (b) Government Land (about 715m²) (92%)
- Plan** : Approved Tsuen Wan West Outline Zoning Plan No. S/TWW/21
- Zoning** : “Village Type Development” (“V”)
[maximum building height of 3 storeys (8.23m)]
- Application** : Proposed Temporary Institutional Use for a Period of 6 Years

1. Background

- 1.1 On 19.2.2025, the applicant submitted the current application to seek planning permission for the proposed temporary institutional use as an office of non-profit making organisation for a period of 6 years at the application site (**Plan A-1**).
- 1.2 On 11.4.2025, the Metro Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months, as requested by the applicant, in order to allow time for the applicant to address the departmental comments.

- 1.3 On 11.6.2025, the applicant submitted further information (FI) including Traffic Impact Assessment mainly on pedestrian flow assessment and supplementary information on the proposed use to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 16.7.2025, the applicant's representative wrote to the Secretary of the Board and requested the Board to further defer making a decision on the application for two months in order to allow more time for the applicant to address further departmental comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for the second deferment as the justification for deferment meets the criteria for deferment as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the deferment would allow the applicant to prepare FI to address outstanding issues.
- 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 two months upon receipt of FI from the applicant. If the FI submitted by the applicant is not substantial and could 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 total of four months for preparation of the submission of FI. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

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 from the applicant's representative dated 16.7.2025
Plan A-1	Location Plan