

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TWW/129
(for 1st Deferment)

- Applicant** : Loi Hing Investment Company Limited represented by DeSPACE (International) Limited
- Site** : Lot 94 in D.D. 388 and adjoining Government Land, Castle Peak Road – Tsing Lung Tau, Tsuen Wan
- Site Area** : About 3,306m² (including about 1,402m² of Government land (i.e. about 42% of the total site area))
- Lease** : Lot 94 in D.D. 388 (with a registered area of about 1,904m²)
(a) New Grant No. 3305 dated 24.7.1953 for the purpose of building expiring on 30.6.2047
(b) subject to the General and Special Conditions of Sale in Government Notification No. 364 of 1934 as amended by Government Notification No. 50 of 1940
(c) height of any building shall not exceed 25 feet or 2 storeys in height, and no storey shall be less than 10 feet in height
(d) open space belonging to the owner shall be provided at the rear of every new building and shall have an area at least equal to half the roofed-over area of the building
- Plan** : Approved Tsuen Wan West Outline Zoning Plan No. S/TWW/21
- Zoning** : “Residential (Group B)”
(a) maximum plot ratio (PR) and site coverage (SC) ranging from 0.6 and 30% respectively for building height (BH) not exceeding 6m, to a maximum PR and SC of 2.1 and 17.5% respectively for BH over 33m, or the PR and SC of the existing building, whichever is the greater
(b) maximum BH of 60 metres above Principal Datum
- Application** : Proposed Minor Relaxation of PR and SC Restrictions for ‘Social Welfare Facility’, ‘Training Centre’ and Permitted ‘Residential Institution’ and ‘Flat’ Uses

1. Background

On 8.8.2024, the applicant submitted the current application to seek planning permission for minor relaxation of the PR restriction from 2.1 to 5.73 (+173%) and SC restriction

from 17.5% to not exceeding 95% (+443%) for ‘Social Welfare Facility’, ‘Training Centre’ and permitted ‘Residential Institution’ and ‘Flat’ uses at the application site (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting.

2. Request for Deferment

On 11.11.2024, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months in order to allow sufficient time for the applicant to consult relevant Government departments and prepare further information (FI) (**Appendix I**).

3. Planning Department’s Views

3.1 The Planning Department has no objection to the request for the first 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 two months for preparation of the submission of FI, 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 for the Committee’s consideration at the next meeting.

5. Attachments

Appendix I
Plan A-1

Letter from the applicant’s representative dated 11.11.2024
Location Plan

PLANNING DEPARTMENT
DECEMBER 2024