

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/TWW/130**  
***(for 1<sup>st</sup> Deferment)***

- Applicant** : Levenson Limited represented by Llewelyn-Davies Hong Kong Ltd.
- Site** : Tsuen Wan Inland Lot (TWIL) 5 and Lot No. 429 in D.D. 399, Ting Kau, Tsuen Wan
- Site Area** : About 6,431m<sup>2</sup>
- Lease** : TWIL 5
- (a) held under Government lease dated 7.1.1926 for virtually unrestricted purpose and subject to a “rate and range” clause
  - (b) pursuant to a No Objection Letter dated 15.12.2006, five types of offensive trades for Sugar-baker, Oilman, Butcher, Victualler and Tavern-Keeper are permitted
- Lot No. 429 in D.D. 399
- (a) held under New Grant No. 3650 dated 14.11.1958 as varied or modified by a Modification Letter dated 20.11.2000 for the purpose of garden, open carpark and loading and unloading area ancillary to the use of TWIL 5 and subject to G.N. No. 364 of 1934 as amended by G.N. No. 50 of 1940 and the Conditions governing TWIL 5
  - (b) no right of ingress or egress to or from the lot through Government land for the passage of motor vehicles and the lot owner shall make his own arrangements for acquiring such right of ingress or egress
- Plan** : Approved Tsuen Wan West Outline Zoning Plan (OZP) No. S/TWW/21
- Zoning** : “Residential (Group B) 2” (“R(B)2”)
- (a) maximum gross floor area (GFA) of 29,400m<sup>2</sup> or the GFA of the existing building, whichever is the greater
  - (b) no part of the structures shall exceed the maximum building height (BH) of 77mPD or the BH of the existing building, whichever is the greater
  - (c) GFA of not less than 760m<sup>2</sup> for Government, institution or community (GIC) facilities<sup>1</sup>
  - (d) a layout plan (LP) shall be submitted for the approval of the Town Planning Board (the Board) for any new development or redevelopment of an existing building

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<sup>1</sup> According to the Notes of the OZP for “R(B)2” zone, in determining the maximum GFA, any floor space that is constructed or intended for use solely as GIC facilities, as required by the Government, may be disregarded.

**Application** : Submission of LP for Permitted ‘Flat’ and ‘Social Welfare Facility’ Uses

**1. Background**

On 15.8.2024, the applicant submitted the current application to seek planning permission for the submission of LP for a proposed private residential development with a 60-place Day Care Centre for the Elderly at the application site (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Board at this meeting.

**2. Request for Deferment**

On 24.9.2024, 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 provide further information (FI) to address departmental comments (**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 24.9.2024  
Location Plan

**PLANNING DEPARTMENT  
OCTOBER 2024**