

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

**APPLICATION NO. A/TWW/133**  
***(for 1<sup>st</sup> Deferment)***

- Applicant** : Zhuangzi Culture Research Foundation Limited represented by Allgain Land Planning Limited
- Site** : Lot No. 207 and adjoining Government Land in D.D. 390, Sham Tseng East Village, Tsuen Wan
- Site Area** : About 780m<sup>2</sup>
- Lease** : Lot No. 207 in D.D. 390  
(a) restricted to non-industrial purposes  
(b) no structure shall be erected on the lot other than one building  
(c) subject to maximum building height of 25 ft. (3 storeys) and maximum built-over area of 700 sq.ft.  
(d) not more than two balconies and one canopy will be permitted to project over and above Government Land  
(e) cannot guarantee any right-of-way to the lot and the grantee have to make his own arrangements for acquiring such right-of-way
- 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**

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**). 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 31.3.2025, 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 more time for the applicant to address the 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 further information (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 to the Committee for consideration at the next meeting.

## 5. **Attachments**

**Appendix I**                      Letter from the applicant's representative dated 31.3.2025

**Plan A-1**                        Location Plan

**PLANNING DEPARTMENT**  
**APRIL 2025**