

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TW/526
(for 1st Deferment)

- Applicant** : Dear Wing Engineering Consultant Company Limited
- Premises** : Portion of Level 3, Greenview Court Shopping Centre, 644-654 Castle Peak Road - Tsuen Wan, Tsuen Wan
- Total Floor Area of Premises** : About 1,500m²
- Lease** : Tsuen Wan Town Lot No. 96 Section A
- (a) Governed by New Grant No. 4616
(b) No user or GFA restriction under the New Grant
(c) To be expired on 30.6.2047
- Plan** : Draft Tsuen Wan Outline Zoning Plan No. S/TW/34
- Zoning** : “Residential (Group B) 4”
- (a) maximum domestic and non-domestic gross floor area of 47,520m² and 3,720m² respectively
(b) maximum building height of 140 metres above Principal Datum
- Application** : Proposed Social Welfare Facility (Day Care Centre and Residential Care Home for the Elderly)

1. Background

On 31.5.2021, an application for proposed social welfare facility (day care centre and residential care home for the elderly) at the application premises was received by the Town Planning Board (the Board) (**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 5.7.2021, the applicant wrote to the Secretary of the Board requesting the Board to defer making a decision on the application for a period of two months to allow time to resolve issues arising from Government departments’ comments (**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 more time is required for the applicant 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 two 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	Email of 5.7.2021 from the applicant
Plan A-1	Location plan

**PLANNING DEPARTMENT
JULY 2021**