

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

**APPLICATION NO. A/TW/527**  
***(for 1<sup>st</sup> Deferment)***

- Applicant** : Tippon Investment Enterprises Limited represented by Llewelyn-Davis Hong Kong Ltd.
- Site** : Tsuen Wan Town Lots (TWTLs) 126, 137, 160 and 363, and adjoining Government Land (GL), Tsuen Wan
- Site Area** : About 11,318m<sup>2</sup> (including GL of about 807m<sup>2</sup>)
- Lease** : TWTL 126 (New Grant No. 4697) (about 1.765m<sup>2</sup>)  
TWTL 137 (New Grant No. 4728) (about 1,663m<sup>2</sup>)  
TWTL 363 (New Grant No. 6927) (about 3,969m<sup>2</sup>)  
(a) to expire on 30.6.2047  
(b) restricted to industrial or godown purposes or both only excluding offensive trades
- TWTL 160 (New Grant No. 4817 as varied or modified by a  
Modification Letter dated 30.7.2019) (about 3,114m<sup>2</sup>)  
(a) to expire on 30.6.2047  
(b) restricted to non-industrial (excluding godown, hotel and petrol filling station) purposes upon redevelopment, and subject to a maximum gross floor area of 15,570.5m<sup>2</sup> (out of which maximum 1557m<sup>2</sup> for non-industrial (excluding private residential, godown, hotel and petrol filling station) purposes)
- Plan** : Draft Tsuen Wan Outline Zoning Plan No. S/TW/34
- Zoning** : “Comprehensive Development Area (3)” (“CDA(3)”)
- (a) maximum plot ratio (PR) restriction of 5.0  
(b) maximum building height (BH) of 100 metres above Principal Datum (mPD)
- Application** : Proposed Comprehensive Residential (Flat) and Social Welfare Facility (Child Care Centre) Development with Minor Relaxation of Maximum PR and BH Restrictions (Amendments to Approved Master Layout Plan (MLP))

**1. Background**

On 25.6.2021, an application for proposed comprehensive residential (flat) and social welfare facility (child care centre) development with minor relaxation of maximum PR and BH restrictions (amendments to approved MLP) 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 20.7.2021, 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**

<b>Appendix I</b>	Letter of 20.7.2021 from the applicant's representative
<b>Plan A-1</b>	Location plan