

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TW/537
(for 1st Deferment)

- Applicant** : Apex Frame Limited represented by Llewelyn-Davis Hong Kong Ltd.
- Site** : Lots 444 (including S.A and R.P), 458, 464, 484 and 488 in D.D. 443 and adjoining Government Land (GL), Tsuen Wan
- Site Area** : About 4,946m² (including GL of about 413.8m²)
- Lease** : Lot 444 (including S.A and R.P) (New Grant No. 3842) (about 966.2m²)
Lot 458 (New Grant No. 3880 as varied or modified by a Modification Letter (ML) dated 8.3.1972) (about 966.2m²)
Lot 484 (New Grant No. 4314 as varied or modified by a ML dated 14.9.1970) (about 908.6m²)
Lot 488 (New Grant No. 4355) (about 912.6m²)
(all in D.D. 443)
(a) expires on 30.6.2047
(b) restricted to industrial or godown purposes or both excluding offensive trades, noxious, noisome or unhealthy trade, business or manufacture
- Lot 464 in D.D. 443 (New Grant No. 4252 as varied or modified by a ML dated 5.12.1968) (about 792.4m²)
(a) expires on 30.6.2047
(b) restricted to industrial purposes
- Plan** : Draft Tsuen Wan Outline Zoning Plan (OZP) No. S/TW/36
[*currently in force*]
- Approved Tsuen Wan OZP No. S/TW/35
[*in force at the time of submission. The zoning and development restrictions for the site remain unchanged on the current OZP.*]
- Zoning** : “Comprehensive Development Area (6)” (“CDA(6)”)

(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

1. Background

On 19.4.2023, the applicant submitted the current application to seek planning permission for proposed comprehensive residential and social welfare facility development with minor relaxation of maximum PR and BH restrictions at the application site (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) at this meeting.

2. Request for Deferment

On 24.5.2023, the applicant's representative wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the application for two months in order to allow sufficient time to prepare further information 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 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. 33A) in that the deferment would allow the applicant to prepare further information to address outstanding departmental comments.

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 for the Committee's consideration at the next meeting.

5. Attachments

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| Appendix I | Letter from the applicant's representative dated on 24.5.2023 |
| Plan A-1 | Location plan |