

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TW/538
(for 1st Deferment)

- Applicant** : Mak Cheuk Company Limited represented by DeSPACE (International) Limited
- Site** : Lot Nos. 1211 RP (Part) and 1215 RP (Part) and adjoining Government Land in D.D. 451, Lo Wai, Tsuen Wan
- Site Area** : About 2,519.8m² (including about 172.2 m² of Government land)
- Lease** : Lot Nos. 1211 RP and 1215 RP in D.D. 451
(a) held under New Grant Nos. TW2149 and 2310 respectively
(b) agricultural lots
- Plan** : Draft Tsuen Wan Outline Zoning Plan (OZP) No. S/TW/36
- Zoning** : “Village Type Development” (“V”)
[maximum building height of 3 storeys (8.23m)]
- Application** : Proposed Social Welfare Facility (Residential Care Home for the Elderly (RCHE))

1. Background

On 22.8.2023, the applicant submitted the current application to seek planning permission for proposed social welfare facility (RCHE) 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 26.1.2024, 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 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 (FI) to address outstanding issues.

- 3.2 Should the Committee agree to defer 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** Letter from the applicant's representative dated 26.1.2024
- Plan A-1** Location plan

**PLANNING DEPARTMENT
FEBURARY 2024**