

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TW/538
(for 2nd Deferment)

<u>Applicant</u>	: Mak Cheuk Company Limited represented by DeSPACE (International) Limited
<u>Site</u>	: Lot Nos. 1211 RP (Part) and 1215 RP (Part) and adjoining Government Land in D.D. 451, Lo Wai, Tsuen Wan
<u>Site Area</u>	: About 2,519.8m ² (including about 172.2 m ² of Government land)
<u>Lease</u>	: Lot Nos. 1211 RP and 1215 RP in D.D. 451 (a) held under New Grant Nos. TW2149 and 2310 respectively (b) agricultural lots
<u>Plan</u>	: Approved Tsuen Wan Outline Zoning Plan (OZP) No. S/TW/37 [currently in force] Draft Tsuen Wan OZP No. S/TW/36 [in force at the time of submission. The zoning and development restrictions for the Site remain unchanged on current OZP]
<u>Zoning</u>	: “Village Type Development” (“V”) [maximum building height of 3 storeys (8.23m)]
<u>Application</u>	: Proposed Social Welfare Facility (Residential Care Home for the Elderly (RCHE))

1. Background

- 1.1 On 22.8.2023, the applicant submitted the current application to seek planning permission for a proposed social welfare facility (RCHE) at the application site (**Plan A-1**).
- 1.2 On 16.2.2024, the Metro Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months, as requested by the applicant, to allow sufficient time for the applicant to address departmental comments.
- 1.3 On 2.4.2024, 17.5.2024, 6.6.2024 and 19.7.2024, the applicant submitted various sets of further information (FI) including revised Traffic Impact Assessment, Environmental Assessment and Sewerage Impact Assessment in response to departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 20.8.2024, 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 further departmental comments and prepare FI submission (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for the second 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, Comments, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the deferment would allow the applicant to prepare 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 a total of four months for preparation of the submission of FI. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

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 20.8.2024
Plan A-1	Location plan

**PLANNING DEPARTMENT
SEPTEMBER 2024**