

APPLICATION FOR AMENDMENT OF PLAN
UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. Y/TW/18
(for 1st Deferment)

<u>Applicant</u>	: Scarborough Development Limited represented by Ove Arup & Partners Hong Kong Limited
<u>Site</u>	: Lots 164 RP, 175 and 232 RP in D.D. 354, and adjoining Government land, Yau Kom Tau, Tsuen Wan
<u>Site Area</u>	: About 6,419m ² (including about 485m ² of Government land (about 8% of site area))
<u>Lease</u>	: (i) Lots 164 RP and 175 in D.D. 354 - Block Government Lease dated 24.1.1905 (agricultural use) (ii) Lot 232 RP in D.D. 354 - New Grant No. 2723 dated 23.4.1948 (agricultural use)
<u>Plan</u>	: Draft Tsuen Wan Outline Zoning Plan (OZP) No. S/TW/38 [currently in force] Approved Tsuen Wan OZP No. S/TW/35 [in force at the time of submission. The zonings and development restrictions for the application site (the Site) remain unchanged on current OZP]
<u>Zonings</u>	: (i) “Green Belt” (“GB”) (about 94%) (ii) “Government, Institution or Community” (“G/IC”) (about 6%) - maximum building height of 2 storeys
<u>Proposed Amendment</u>	: To rezone the Site from “GB” and “G/IC” to “Residential (Group B) 10” (“R(B)10”)

1. Background

On 21.2.2023, the applicant submitted the current application to rezone the Site (**Plan Z-1**) from “GB” and “G/IC” to “R(B)10” to facilitate a private residential cum social welfare facility (i.e. 100-place Residential Care Home for the Elderly cum 30-place Day Care Unit and Centre of Home Care Services for Frail Elderly Persons) development. 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 21.2.2025, 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 time to prepare further information (FI) to address the 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 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. 33A) 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 three 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
Plan Z-1

Letter from the applicant's representative dated 21.2.2025
Location Plan

PLANNING DEPARTMENT
FEBRUARY 2025