

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

**APPLICATION NO. Y/TW/19**  
***(for 1<sup>st</sup> Deferment)***

- Applicants** : Quality Venture Limited and Strong Fit Limited represented by Albert So Surveyors Limited
- Site** : Lots 1177 S.A RP, 1181 and 1205 in D.D. 453, Fu Yung Shan, Tsuen Wan
- Site Area** : About 11,794m<sup>2</sup>
- Lease** : Lot 1177 S.A RP in D.D. 453 (about 4,877m<sup>2</sup>)  
- for agricultural purposes subject to a Building Licence No. 521 dated 25.3.1952
- Lot 1181 in D.D. 453 (about 598m<sup>2</sup>)  
- an agricultural lot
- Lot 1205 in D.D. 453 (about 6,319m<sup>2</sup>)  
- for garden purpose
- Plan** : Draft Tsuen Wan Outline Zoning Plan (OZP) No. S/TW/36
- Zoning** : (i) “Green Belt” (“GB”) (about 90%)  
(ii) “Village Type Development” (“V”) (about 10%)  
*[maximum building height of 3 storeys (8.23m)]*
- Proposed Amendments** : To rezone the Site from “GB” and “V” to “Residential (Group B) 9” (“R(B)9”) and amend the Notes of the zone applicable to the Site

**1. Background**

On 5.6.2023, the applicants submitted the current application to rezone the Site (**Plan Z-1**) from “GB” and “V” to “R(B)9” and to amend the respective Notes of the OZP to facilitate the proposed residential cum residential care home for the elderly development. The application is scheduled for consideration by the Metro Planning Committee (the Committee) at this meeting.

## **2. Request for Deferment**

On 10.8.2023, the applicants' 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 obtain relevant information from authority and prepare further information (FI) 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 applicants 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 applicants. If the FI submitted by the applicants 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 applicants should be advised that the Committee has allowed two months for preparation of 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 applicants' 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**

<b>Appendix I</b>	Letter from the applicants' representative dated on 10.8.2023
<b>Plan Z-1</b>	Location plan

**PLANNING DEPARTMENT  
AUGUST 2023**