

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

APPLICATION NO. Y/TW/19
(for 2nd 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 11,794m²
- Lease** : Lot 1177 S.A RP in D.D. 453 (about 4,877m²)
- for agricultural purposes subject to a Building Licence No. 521 dated 25.3.1952
- Lot 1181 in D.D. 453 (about 598m²)
- an agricultural lot
- Lot 1205 in D.D. 453 (about 6,319m²)
- for garden purpose
- Plan** : 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 zonings and development restrictions for the Site remain changed on current OZP.))
- 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

- 1.1 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.

- 1.2 On 25.8.2023, 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 applicants, to allow sufficient time to obtain relevant information from authority and prepare further information (FI) to address departmental comments.
- 1.3 On 25.10.2023, 3.1.2024, 8.2.2024, 21.3.2024, 3.4.2024 and 5.6.2024, the applicants' representative submitted various sets of FI in response to departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 5.8.2024, the applicants' 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 to prepare FI to address outstanding departmental comments (**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 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 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 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

Appendix I	Letter from the applicants' representative dated on 5.8.2024
Plan Z-1	Location plan