

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

**APPLICATION NO. A/FSS/270**

*(2<sup>nd</sup> Deferment)*

<b><u>Applicant</u></b>	: Faith Luck Corporation Limited and Win Million Internation Limited represented by Lanbase Surveyors Limited
<b><u>Site</u></b>	: Various Lots in D.D.51, Fanling, New Territories
<b><u>Site Area</u></b>	: 9,098m <sup>2</sup> (about)
<b><u>Lease</u></b>	: Block Government Lease (demised for agricultural use)
<b><u>Plan</u></b>	: Approved Fanling/Sheung Shui Outline Zoning Plan (OZP) No. S/FSS/22
<b><u>Zoning</u></b>	: “Village Type Development” (“V”)
<b><u>Application</u></b>	: Proposed House and Social Welfare Facilities (Residential Care Home for the Elderly)

**1. Background**

- 1.1 On 27.4.2018, the applicant submitted the application to seek planning permission for proposed house and social welfare facilities (residential care home for the elderly) at the application site (**Plan A-1**).
- 1.2 On 15.6.2018, the Rural and New Town Planning Committee (the Committee) agreed to defer a decision on the application, as requested by the applicant, to allow two months’ time for the applicant to prepare further information (FI) to address departmental comments. On 15.8.2018, the applicant submitted FI to address departmental comments. Upon receipt of the FI, the application is scheduled for consideration by the Committee at this meeting.

**2. Request for Deferment**

On 24.9.2018, the applicant’s 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 time to prepare FI to address departmental comments from Transport Department (TD) and Environmental Protection Department (EPD) (**Appendix I**).

**3. Planning Department's View**

- 3.1 The application has been deferred once for two months at the request of the applicant to allow more time to address departmental comments. Since the first deferment on 15.6.2018, the applicant has submitted FI on 15.8.2018 to address comments from various departments. However, the applicant needs more time to prepare FI to address further comments from TD and EPD.
- 3.2 The Planning Department has no objection to the request for 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. 33) in that the applicant needs more time to prepare FI in response to departmental comments, the deferment period is not indefinite, and the deferment would not affect the interests of other relevant parties.
- 3.3 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 can 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 further two months for preparation of submission of FI. Since it is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of four 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 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 received on 24.9.2018 from the applicant's representative requesting for deferment

**Plan A-1** Location Plan

**PLANNING DEPARTMENT  
OCTOBER 2018**