

RNTPC Paper No. A/TKO/111
For Consideration by the Rural and
New Town Planning Committee on 2.3.2018

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TKO/111

(for 1st Deferment)

- Applicant** : HongKong Top Smart Enterprise Limited represented by Fotton ELA Architects Ltd.
- Site** : Lot 146 in D.D. 224 and Adjoining Government Land, Tseung Kwan O
- Site Area** : 242.9m² (including Government Land of 97.1m²)
- Lease** : (a) House Lot under Block Government Lease
(b) Government Land covered by Licence No. S11911 to permit structures include septic tank, soakage pit, fire access and playground only
- Plan** : Draft Tseung Kwan O Outline Zoning Plan (OZP) No. S/TKO/25
- Zoning** : “Green Belt” (“GB”) : about 153.0 m² (63%)
‘Road’ : about 89.9 m² (37%)
- Application** : Proposed Temporary Social Welfare Facility (Residential Care Home for the Elderly) for a Period of 3 Years

1. Background

On 8.1.2018, the applicant sought planning permission for the proposed temporary social welfare facility (residential care home for the elderly) for a period of 3 years at the application site (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) on 2.3.2018.

2. Request for Deferment

On 6.2.2018, the applicant’s representative wrote to the Secretary of the Town Planning Board (the Board) requesting the Board to defer making a decision on the application for two months so as to allow time for preparation of 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 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 to address departmental comments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.
- 3.2 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 two months for preparation of submission of FI, and no further deferment would be granted unless under very special circumstances.

4. Decision Sought

- 4.1 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 to the Committee for consideration at the next meeting.

5. Attachments

Appendix I	Letter of 6.2.2018 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
MARCH 2018**