

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/HSK/67
(for 1st Deferment)

<u>Applicant</u>	:	Pronto Star Limited represented by PlanArch Consultants Limited
<u>Site</u>	:	Lot 793 in D.D. 124, Lots 70, 71, 72, 73, 74, 75, 76, 77, 215 RP and 216 in D.D. 127, Ping Shan, Yuen Long, New Territories
<u>Site Area</u>	:	About 3,091 m ²
<u>Lease</u>	:	Block Government Lease (demised for agricultural use)
<u>Plan</u>	:	Draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/1
<u>Zoning</u>	:	“Government, Institution or Community” (“GIC”) (about 2,637m ² or 85.3%) ¹ “Road” (about 454m ² or 14.7%)
<u>Application</u>	:	Proposed Social Welfare Facility (Private Elderly Home) and Residential Institution (Senior Citizen Housing)

1. The Proposal

- 1.1 On 11.4.2018, the applicant seeks planning permission to use the application site (the Site) for proposed social welfare facility (private elderly home) and residential institution (senior citizen housing) (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) on 1.6.2018.
- 1.2 According to the Notes of the OZP of “GIC” zone, ‘Social Welfare Facility’ is a Column 1 use which is always permitted, while ‘Residential Institution’ is a Column 2 use which requires planning permission from the Board. In any area shown as ‘Road’ on the OZP, all uses or developments require planning permission from the Board.

¹ The subject “GIC” site is reserved for a hospital development including polyclinic/specialist clinics.

2. Background

On 26.5.2017, the draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/1 was exhibited for public inspection under section 5 of the Town Planning Ordinance. Upon expiry of the exhibition period, a total of 117 valid representations have been received, including the one submitted by the applicant. The applicant submitted an adverse representation (R113) and proposed to rezone a major part of the Site to “GIC(1)” for private elderly home cum senior citizen housing (**Plan A-1**). The hearings of the representations and comments were held on 30.1.2018, 1.2.2018 and 7.2.2018 and deliberation by the Board was held on 25.5.2018.

3. Planning Department’s Views

- 3.1 According to 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), a decision on a section 16 application would be deferred if the zoning of the subject site is still subject to outstanding adverse representation yet to be submitted to the Chief Executive in Council (CE in C) for consideration and the substance of the representation is relevant to the subject application.
- 3.2 Considering that the zoning of the Site is the subject of outstanding adverse representations as detailed in paragraph 2 above, the Planning Department recommends to defer a decision on the application pending the submission of the OZP together with the representations to CE in C and CE in C’s final decision on the representations in respect of the OZP.
- 3.3 Should the Committee agree to defer a decision on the application, the application will be submitted to the Committee for consideration after the CE in C’s decision on the OZP and the relevant adverse representations.

4. Decision Sought

The Committee is invited to consider the application and decide whether or not to defer a decision on the application as recommended by the Planning Department. Should the Committee decide not to defer the decision, the application will be submitted to the Committee for consideration at the next meeting.

5. Attachment

Plan A-1 Location plan