RNTPC Paper No. A/TP/709A
For Consideration by the
Rural and New Town Planning
Committee on 6.11.2026

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TP/709

(for 2nd Deferment)

Applicant	:	China Sheen Corporation Limited represented by R Lee Architects Limited
Site	:	Various Lots in D.D. 22 and Adjoining Government Land (GL), Tai Po
Site Area	:	About 2,034.94m^2 (including GL of about 460m^2 or about 23% of the Site)
Lease	:	Block Government Lease (demised for agricultural use)
Plan	:	Approved Tai Po Outline Zoning Plan No. S/TP/32
Zonings	:	"Green Belt" and "Village Type Development"
Application	:	Proposed Social Welfare Facilities (Residential Care Home for the Elderly (RCHE))

1. Background

1.1 On 14.5.2026, the applicant submitted the current application to seek planning permission for proposed social welfare facilities (RCHE) at the subject site (**Plan A-1**).

1.2 On 10.7.2026, the Rural and New Town 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 applicant, to allow time for preparation of further information (FI) to address departmental comments.

1.3 On 10.9.2026, the applicant submitted FI to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 21.10.2026, the applicant's 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 time to prepare 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 second 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, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the deferment would allow the applicant 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 two months upon receipt of FI from the applicant. If the FI submitted by the applicant is not substantial and could 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 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 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 dated 21.10.2026 from the Applicant's Representative
Plan A-1	Location Plan

PLANNING DEPARTMENT
NOVEMBER 2026