

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

**APPLICATION NO. A/FSS/288**  
***(1<sup>st</sup> Deferment)***

<b><u>Applicant</u></b>	Champ Dynasty Limited represented by Aikon Development Consultancy Limited	
<b><u>Site</u></b>	Lots 834 and 838 RP in D.D. 52 and adjoining Government Land, Tin Ping Road, Sheung Shui, New Territories	
<b><u>Site Area</u></b>	About 2,093m <sup>2</sup> (including Government Land of about 123m <sup>2</sup> (about 5.9%))	
<b><u>Land Status</u></b>	Block Government Lease (demised for agricultural use)	
<b><u>Plan</u></b>	Draft Fanling/Sheung Shui Outline Zoning Plan (OZP) No. S/FSS/25 (at the time of consideration)	
<b><u>Zoning</u></b>	"Village Type Development" ("V") [maximum building height of 3 storeys (8.23m)] <sup>1</sup>	About 2,028m <sup>2</sup> (96.9%)
	Area shown as 'Road'	About 65m <sup>2</sup> (3.1%)
<b><u>Application</u></b>	Proposed Social Welfare Facility (Residential Care Home for the Elderly) and Flat and Minor Relaxation of Building Height (BH) Restriction	

**1 Background**

On 12.7.2022, the applicant submitted the application to seek planning permission to use the application site (the Site) (**Plan A-1**) for proposed social welfare facility (residential care home for the elderly) and flat with minor relaxation of building height restriction. The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) on 9.9.2022.

**2 Request for Deferment**

On 31.8.2022, the applicant 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 so as to

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<sup>1</sup> According to the Notes of the OZP, the building height restriction is applicable to 'Flat' use, but not applicable to 'Social Welfare Facility' use.

allow time for preparation of further information in response to departmental comments (**Appendix I**).

### **3 Planning Department's Views**

- 3.1 The Planning Department has no objection to the request for the first 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. 33A) in that the deferment would allow the applicant to prepare further information to address outstanding issues.
- 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 further submission from the applicant. If the further information 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 Committee's consideration. The applicant should be advised that the Committee has allowed two months for preparation of submission of further information, 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**

<b>Appendix I</b>	Letter dated 31.8.2022 from the applicant
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
AUGUST 2022**