

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

APPLICATION NO. A/NE-LYT/803

(for 1st Deferment)

<u>Applicants</u>	:	Gateway Holdings Limited, Best Beauty Limited, Star Best Investments Limited, Legend Throne Limited, Pinkton Limited, Hyder International Investment Limited represented by Charterwealth Professional Limited
<u>Site</u>	:	Lots 2647RP, 2650RP, 2651RP and 2652RP in D.D. 51 and Adjoining Government Land (GL), Lung Yeuk Tau, Fanling, N.T.
<u>Site Area</u>	:	About 1,816.89m ² (including 49.19m ² of GL)
<u>Lease</u>	:	(i) Block Government Lease (demised for agricultural use) (about 97.3% of the Site) (ii) GL (about 2.7% of the Site)
<u>Plan</u>	:	Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan (OZP) No. S/NE-LYT/19
<u>Zoning</u>	:	“Green Belt”
<u>Application</u>	:	Proposed Social Welfare Facility (Residential Care Home for the Elderly)

1. Background

On 20.7.2023, the applicant submitted the current application to seek planning permission for proposed social welfare facility (residential care home for the elderly) at the subject site (**Plan A-1**).

2. Request for Deferment

On 24.8.2023, the applicant’s representative wrote to the Secretary of the Town Planning Board (the Board) to request for deferred consideration of the application for two months in order to prepare 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 the first deferment as the justification for deferment meets 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 this is the first deferment requested by the applicant and the deferment would allow the applicant to prepare FI to address outstanding issues.
- 3.2 Should the Rural and New Town Planning Committee (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 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 two months for preparation of the 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
Plan A-1

Letter dated 24.8.2023 from the applicant's representative
Location Plan

PLANNING DEPARTMENT
SEPTEMBER 2023