

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/SK-TMT/74
(for 1st Deferment)

- Applicant** : Golden Kingdom Investment Limited represented by DeSPACE (International) Limited
- Site** : Lots 385 S.B RP, 385 S.B ss.1, 385 S.B ss.2, 385 S.C RP, 385 S.C ss.1, 385 S.D, 385 S.E, 385 S.F, and 385 RP in D.D. 257 and Adjoining Government Land, Tsam Chuk Wan, Sai Kung, New Territories
- Site Area** : About 748.2m² (including about 249m² of Government Land)
- Land Status** : (a) Private Land (67%) – Old Schedule Agricultural Lots held under Block Government Lease
(b) Government Land (33%)
- Plan** : Approved Tai Mong Tsai and Tsam Chuk Wan Outline Zoning Plan No. S/SK-TMT/4
- Zoning** : “Village Type Development”
- Application** : Proposed Social Welfare Facility (Residential Care Home for the Elderly) (RCHE)

1. Background

On 29.6.2021, the applicant sought planning permission for proposed social welfare facility (RCHE) at the application site (**Plan A-1**). Four submissions of further information (FI) were made. With the latest FI received on 12.10.2021, which is subject to publication and recounting requirements, the application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting.

2. Request for Deferment

On 23.11.2021, 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 so as 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 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. 33A¹) in that the applicant needs more time to address the comments from relevant government departments, 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 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 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

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 dated 23.11.2021 from the applicant's representative
Plan A-1	Location Plan

PLANNING DEPARTMENT
DECEMBER 2021

¹ The number of deferments to be granted under TPB PG-No. 33A is not applicable to this application which was received before the promulgation of the revised guidelines on 24.8.2021.