

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

**APPLICATION NO. A/ST/1002**

*(For 1<sup>st</sup> Deferment)*

- Applicant** : Sea View Villa Limited represented by Speed-add Consultancy Company Limited
- Premises** : G/F – 2/F, Block 2, Sea View Villa, 5800 Tai Po Road, Sha Tin, New Territories
- Floor Area** : 627 m<sup>2</sup> (about)
- Lease** : New Grant No. 9209  
(a) Restricted for private residential use  
(b) Not less than one private car parking space per flat
- Plan** : Approved Sha Tin Outline Zoning Plan (OZP) No. S/ST/34
- Zoning** : “Green Belt” (“GB”)
- Application** : Social Welfare Facility (Residential Care Home for the Elderly (RCHE))

**1. Background**

On 11.8.2021, the applicant submitted a planning application seeking planning permission to use the application premises for ‘Social Welfare Facility (RCHE)’ use (**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 24.9.2021.

**2. Request for Deferment**

On 15.9.2021, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer the consideration of the application for two months in order to allow time to prepare further information (FI) to address the comments of Transport Department (TD) (**Appendix I**).

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

- 3.1 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. 33A<sup>1</sup>) in that the applicant needs more time to prepare FI to address comments of TD, the deferment period is not indefinite, and the deferment would not affect the interests of other relevant parties.
- 3.3 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 further two months for preparation of FI submission, 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**

<b>Appendix I</b>	Letter dated 15.9.2021 from the applicant's representative
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
SEPTEMBER 2021**

---

<sup>1</sup> The number of deferments to be granted stipulated 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.