

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**  
**APPLICATION NO. A/ST/1008**  
*(for 2<sup>nd</sup> Deferment)*

<b><u>Applicant</u></b>	: Max Wealth Development Limited represented by Vision Planning Consultants Limited
<b><u>Site</u></b>	: Lot 479 S.X in D.D. 189 and Adjoining Government Land, South of Hin Keng Street, Tai Wai, New Territories
<b><u>Site Area</u></b>	: About 2,673m <sup>2</sup> (including Government Land of about 133m <sup>2</sup> (5% of the Site))
<b><u>Lease</u></b>	: Block Government Lease (demised for agricultural use)
<b><u>Plan</u></b>	: Draft Sha Tin Outline Zoning Plan (OZP) No. S/ST/35 (at the time of submission)  Approved Sha Tin OZP No. S/ST/36 (currently in force)
<b><u>Zoning</u></b>	: “Village Type Development” (“V”) [restricted to a maximum building height of 3 storeys (8.23m)]
<b><u>Application</u></b>	: Proposed Public Vehicle Park (excluding container vehicle) cum Social Welfare Facility (Residential Care Home for the Elderly) Development, and proposed minor relaxation of Building Height Restriction

**1. Background**

- 1.1 On 28.9.2022, the applicant submitted the current application to seek planning permission for the proposed public vehicle park (excluding container vehicle) cum social welfare facility (residential care home for the elderly), as well as proposed minor relaxation of building height restriction at the subject site (the Site) (**Plan A-1**).
- 1.2 On 25.11.2022, 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 one month, as requested by the applicant, in order to allow time to prepare Further Information (FI) to address departmental comments.
- 1.3 On 19.12.2022, the applicant submitted FI including revised technical assessments to address departmental comments.

## 2. **Request for Deferment**

On 6.2.2023, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer the consideration of the application for one month in order to allow time to prepare FI to address outstanding departmental comments (**Appendix I**).

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

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, 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 FI to address outstanding departmental comments.

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 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 two 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 to the Committee for consideration at the next meeting.

## 5. **Attachments**

**Appendix I**  
**Plan A-1**

Letter dated 6.2.2023 from the applicant's representative  
Location plan

**PLANNING DEPARTMENT**  
**FEBRUARY 2023**