

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TM/578
(for 2nd Deferment)

- Applicant** : Mark Luck Holdings Limited represented by Vision Planning Limited
- Site** : Lots 491(Part), 492(Part), 495RP(Part), 498RP, 500(Part), 501(Part), 502RP(Part), 503 and 717RP in D.D. 374 and adjoining Government Land (GL), So Kwun Wat, Tuen Mun, New Territories
- Site Area** : About 984m² (including GL of about 123m² or 12.5%)
- Lease** : (i) Lot 717RP in D.D. 374 (building lot)
(ii) Block Government Lease for remaining lots (demised for agricultural use)
- Plan** Draft Tuen Mun Outline Zoning Plan (OZP) No. S/TM/36
- Zoning** : “Government, Institution or Community (1)” (“G/IC(1)”) *[Restricted to a maximum gross floor area (GFA) of 2,825m², a maximum site coverage of 60% and a maximum building height of 35mPD. Public open space of not less than 615m² should be provided at street level.]*
- Application** : Proposed Social Welfare Facility (Residential Care Home for the Elderly) and Public Open Space

1. Background

- 1.1. On 18.8.2022, the applicant sought planning permission to use the application site (the Site) for proposed social welfare facility (residential care home for the elderly (RCHE)) and public open space (**Plan A-1**).
- 1.2. On 14.10.2022, 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 two months, as requested by the applicant, to allow time to prepare further information (FI) to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

The representative of the applicant submitted FI in response to departmental comments on 14.12.2022. On 18.1.2023, 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 in order to allow time for the preparation of 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 second 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 the deferment would allow the applicant to prepare FI 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 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 four months for preparation of submission of FI, 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 applications will be submitted for the Committee's consideration at the next meeting.

5. Attachments

Appendix I	Letter dated 18.1.2023 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
FEBRUARY 2023**