

APPLICATION FOR AMENDMENT OF PLAN
UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. Y/HSK/1
(for 1st Deferment)

- Applicant** : Pok Oi Hospital represented by KTA Planning Limited
- Application Site** : Lot 2273 & Ext. in D.D. 125, Ha Tsuen, Yuen Long, New Territories
- Site Area** : About 3,388.7m²
- Land Status** : New Grant No. 2882
- (i) Lot 2273 is restricted for the use of a non-profit-making residential care and attention home for the aged and such ancillary purposes;
 - (ii) Ext. of Lot 2273 is restricted for the use of amenity purposes in connection with the existing non-profit-making residential care and attention home for the aged operating on the Lot 2273 in D.D. 125; and
 - (iii) Restricted to a maximum plot ratio of 1, a maximum site coverage of 50% and not more than three storeys nor exceed a height of 10.67 metres above the mean formation level
- Plan** : Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2
- Zoning** : “Government, Institution or Community” (“G/IC”)
[Restricted to a maximum Building Height (BH) of 3 storeys]
- Proposed Amendment** : To Amend the BH Restriction of the Application Site from 3 Storeys to 47.9 metres above Principal Datum (mPD)

1. Background

On 31.7.2024, the applicant sought planning permission to amend the BH restriction of the application site (the Site) from 3 storeys to 47.9mPD (**Plan Z-1**). On 10.9.2024 and 30.9.2024, the applicant submitted further information (FI) to address departmental comments. 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 23.10.2024, 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 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, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) 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 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 a period of 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	Letter dated 23.10.2024 from the applicant's representative
Plan Z-1	Location Plan

**PLANNING DEPARTMENT
NOVEMBER 2024**