

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

**APPLICATION NO. A/SK-PK/254**  
*(for 2<sup>nd</sup> Deferment)*

- Applicant** : Master Art Limited represented by Man Chi Consultants and Construction Limited
- Site** : Lot No. 110 in D.D. 219, Kei Pik Shan, Tai Chung Hau, Sai Kung, New Territories
- Site Area** : About 67.8m<sup>2</sup>
- Lease Status**: Old Schedule House Lot held under Block Government Lease
- Plan** : Approved Pak Kong and Sha Kok Mei Outline Zoning Plan (OZP) No. S/SK-PK/11
- Zoning** : “Conservation Area” (“CA”)
- Application** : Proposed Redevelopment of House (New Territories Exempted House (NTEH))

**1. Background**

- 1.1 On 3.9.2019, the applicant sought planning permission to redevelop one New Territories Exempted House (NTEH) at the application site (**Plan A-1**).
- 1.2 On 1.11.2019, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer a decision on the application for two months, as requested by the applicant, to allow time for the applicant to prepare further information (FI) to address the comments from relevant government departments. After the deferral, the applicant submitted further information on 10.12.2019.

**2. Request for Deferment**

- 2.1 On 8.1.2020, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for further two months so as to allow time to prepare FI to address comments from various government departments (**Appendix I**).

- 2.2 In light of the special work arrangement for government departments due to the novel coronavirus infection, the meeting originally scheduled for 7.2.2020 for consideration of the application has been rescheduled, and the Town Planning Board has agreed to defer consideration of the application. The application is now scheduled for consideration by the Committee at this meeting.

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

- 3.1 The application has been deferred once for two months at the request of the applicant to allow time to address the departmental comments. Since the last deferment, the applicant has submitted FI including response to departmental comments. The applicant needs more time to address the comments from government departments.
- 3.2 The Planning Department has no objection to the request for 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. 33) in that the applicant needs more time to address the comments from relevant government department, 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 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. Since it is the second deferment of the application, the applicant should be advised that the Board 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.

### **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 8.1.2020 from the applicant's representative  
Location Plan