

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

**APPLICATIONS NO. A/SK-SKT/23 to 27**  
*(for 2<sup>nd</sup> Deferment)*

**Applicants** : Well Harbour (H.K.) Limited (A/SK-SKT/23)  
Hung Kung Development Limited (A/SK-SKT/24)  
Big Stay Asia Pacific Limited (A/SK-SKT/25)  
Conley Investment Limited (A/SK-SKT/26 & 27)

All c/o Stan Group Project Company Limited and represented by  
Kenneth To and Associated Limited

**Application Sites** : Lot 1104 in D.D. 215, 1 Hong Ting Road (A/SK-SKT/23)  
Lot 1107 in D.D. 215, 2 Hong Ting Road (A/SK-SKT/24)  
Lot 1002 in D.D. 215, 6 Hong Ting Road (A/SK-SKT/25)  
Lot 963 (Part) in D.D. 215, 7 (Part) Hong Ting Road (A/SK-SKT/26)  
Lot 963 (Part), Ext to 963(Part) and 991 (Part) (A/SK-SKT/27)  
in D.D. 215 and adjoining Government land,  
7 (Part) and 9 Hong Ting Road

All in Sai Kung, New Territories

**Site Areas** : About 2,850m<sup>2</sup> (A/SK-SKT/23)  
About 1,681m<sup>2</sup> (A/SK-SKT/24)  
About 3,231m<sup>2</sup> (A/SK-SKT/25)  
About 1,950m<sup>2</sup> (A/SK-SKT/26)  
About 1,950m<sup>2</sup> (includes Government land of  
about 159m<sup>2</sup>) (A/SK-SKT/27)

**Lease** : Lot 1104 (New Grant No. 7847) (A/SK-SKT/23)  
Lot 1107 (New Grant No. 8281) (A/SK-SKT/24)  
Lot 1002 (New Grant No. 6977) (A/SK-SKT/25)  
Lot 963 (Part) (New Grant No. 6503) (A/SK-SKT/26)  
Lot 963 (Part) and Ext. (Part) (New Grant  
No. 6503) and Lot 991 (Part) (New Grant  
No. 7294) (A/SK-SKT/27)

All restricted to industrial and/or godown purposes excluding any  
offensive trades

**Plan** : Approved Sai Kung Town Outline Zoning Plan (OZP) No. S/SK-SKT/6

<b><u>Zonings</u></b>	:	“Residential (Group E)1” (“R(E)1”) (A/SK-SKT/23 & 27)
		“R(E)1” (99.6%) and ‘Road’ (0.4%) (A/SK-SKT/24)
		“R(E)1” (93.9%) and ‘Road’ (6.1%) (A/SK-SKT/25)
		“R(E)1” (96.5%) and ‘Road’ (3.5%) (A/SK-SKT/26)

“R(E)1”- restricted to a maximum plot ratio (PR) of 2, a maximum site coverage (SC) of 40% and a maximum building height (BH) of 8 storeys (excluding basements)

**Applications** : Proposed Social Welfare Facility (Residential Care Home for the Elderly) (RCHE) and Flat (A/SK-SKT/23 and 25) / RCHE (A/SK-SKT/24, 26 and 27), with Minor Relaxation of PR Restriction

## 1. **Background**

- 1.1 On 28.8.2019, the applicants sought planning permission for redevelopment of the application sites (the Sites) from industrial use to social welfare facility (RCHE) and flats with minor relaxation of PR restriction (**Plan A-1**).
- 1.2 On 18.10.2019, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the applications for two months, as requested by the applicants, to allow time for the applicants to address the departmental comments. After the deferral, the applicants submitted Further Information (FI) on 18.12.2019.

## 2. **Request for Deferment**

- 2.1 On 15.1.2020, the applicants’ representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the applications for further two months so as to allow time to prepare responses to address the 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 applications has been rescheduled, and the Board has agreed to defer consideration of the applications. The applications are now scheduled for consideration by the Committee at this meeting.

## 3. **Planning Department’s Views**

- 3.1 The applications have been deferred once for two months at the request of the applicants to allow time to address the departmental comments. Since the last deferment, the applicants have submitted FI including response to departmental comments, revised Master Layout Plan, revised Architectural Drawings (for A/SK-SKT/23 and 25 only), revised Landscape Proposal, revised Environmental Assessment and supplementary information to the Traffic Impact Assessment. The applicants need more time to resolve 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 applicants need more time to address the comments from various government departments, 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 applications, the applications will be submitted to the Committee for consideration within two months upon receipt of FI from the applicants. If the FI submitted by the applicants is not substantial and can be processed within a shorter time, the applications could be submitted to an earlier meeting for the Committee's consideration. Since it is the second deferment of the applications, the applicants 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 applicants' request for deferment. If the request is not acceded to, the applications will be submitted to the Committee for consideration at the next meeting.

**5. Attachments**

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

Letters of 15.1.2020 from the applicants' representative  
Location Plan

**PLANNING DEPARTMENT**  
**MARCH 2020**