

RNTPC Paper No. A/SK-HC/301B
For Consideration by the
Rural and New Town
Planning Committee
on 19.7.2019

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/SK-HC/301
(for 3rd Deferment)

- Applicant** : Kong Hill Development Limited represented by Ratio Architecture & Planning Company Limited
- Site** : Various Lots in D.D. 244, Ho Chung, Sai Kung, New Territories
- Site Area** : About 1,727.3m²
- Land Status** : Old Schedule Agricultural Lots held under Block Government Lease
- Plan** : Approved Ho Chung Outline Zoning Plan (OZP) No. S/SK-HC/11
- Zonings** : “Village Type Development” (“V”) (about 65%)
An area shown as ‘Road’ (about 35%)
- Application** : Proposed Temporary Private Car Park (Private Cars Only) and Public Utility Installation (Solar Photovoltaic System) for a Period of 3 Years

1. Background

- 1.1 On 14.12.2018, the applicant sought planning permission for proposed temporary private car park (private cars only) and public utility installation (solar photovoltaic system) for a period of 3 years at the application site (**Plan A-1**).
- 1.2 On 1.2.2019 and 3.5.2019, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months each, as requested by the applicant, to allow time for the applicant to address the departmental comments. The applicant submitted Further Information (FI) on 7.3.2019 and 28.5.2019. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 26.6.2019, 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 address the concerns of the relevant government

departments on the application (**Appendix I**).

3. Planning Department's Views

- 3.1 The application has been deferred twice for two months each at the request of the applicant to allow time to address the departmental comments. Since the last deferment, the applicant has submitted FI including a revised traffic impact assessment and responses to departmental comments. The applicant needs more time to resolve the comments from government departments on the FI, in particular the concerns of Transport Department on the Traffic Impact Assessment Report.
- 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 departmental comments, 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 third deferment of the application, the applicant should be advised that the Committee has allowed a total of six 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 26.6.2019 from the applicant's representative
Location Plan

PLANNING DEPARTMENT
JULY 2019