

RNTPC Papers No. A/SK-HC/307, 308,  
309 and 310  
For Consideration by the  
Rural and New Town  
Planning Committee  
On 5.7.2019

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

**APPLICATIONS NO. A/SK-HC/307, 308, 309 and 310**

*(for 1<sup>st</sup> Deferment)*

|                            |   |  |  |
|----------------------------|---|--|--|
| <b><u>Applicants</u></b>   | : | Tse Wai Cheong<br>Tse Kwok Sing<br>Wan, Herve Thomas<br>Tse, Ashley Gar-wing<br>All represented by Pang Hing Yeun  | (Application No. A/SK-HC/307)<br>(Application No. A/SK-HC/308)<br>(Application No. A/SK-HC/309)<br>(Application No. A/SK-HC/310) |
| <b><u>Sites</u></b>        | : | Lot 37 in D.D. 244<br>Lot 39 in D.D. 244<br>Lot 40 S.C in D.D. 244<br>Lots 40 S.B and 41 R.P in D.D.244<br>All in Ho Chung, Sai Kung,<br>New Territories | (Application No. A/SK-HC/307)<br>(Application No. A/SK-HC/308)<br>(Application No. A/SK-HC/309)<br>(Application No. A/SK-HC/310) |
| <b><u>Site Areas</u></b>   | : | 151.7m <sup>2</sup> (about)<br>147.7m <sup>2</sup> (about)<br>191.8m <sup>2</sup> (about)<br>164.9m <sup>2</sup> (about)                                 | (Application No. A/SK-HC/307)<br>(Application No. A/SK-HC/308)<br>(Application No. A/SK-HC/309)<br>(Application No. A/SK-HC/310) |
| <b><u>Leases</u></b>       | : | Block Government Lease (demised for agricultural use)  |  |
| <b><u>Plan</u></b>         | : | Approved Ho Chung Outline Zoning Plan (OZP) No. S/SK-HC/11   |  |
| <b><u>Zoning</u></b>       | : | “Agriculture” (“AGR”)  |  |
| <b><u>Applications</u></b> | : | Proposed House (New Territories Exempted House (NTEH) – Small House)   |  |

**1. Background**

On 11.4.2019, the applicants sought planning permission for development of one NTEH (Small House) at each of the application sites (**Plan A-1**). The applications are scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) on 5.7.2019.

**2. Request for Deferment**

On 18.6.2019, the applicants' representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the applications for two months so as to allow time to address the comments of relevant departments (**Appendix I**).

**3. Planning Department's Views**

3.1 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 departmental comments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.

3.2 Should the Committee agree to defer a decision on the applications, the applications will be submitted to the Committee for consideration within two months upon receipt of Further Information (FI) from the applicants. If the FI submitted by the applicants are not substantial and can be processed within a shorter time, the applications could be submitted to an earlier meeting for the Committee's consideration. The applicants should be advised that the Committee has allowed two 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**

Letter dated 18.6.2019 from the applicants' representative  
Location Plan

**PLANNING DEPARTMENT**  
**JULY 2019**