

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/SK-PK/254
(for 1st 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 67.8m²
- 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

On 3.9.2019, the applicant sought planning permission to redevelop one New Territories Exempted House (NTEH) at the application site (the Site) (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) on 1.11.2019.

2. Request for Deferment

On 24.10.2019, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months so as to allow time to prepare further information to address government department’s comments (**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 applicant needs more time to prepare further information to address government department's 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 application, the application will be submitted to the Committee for consideration within two months upon receipt of Further Information (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. The applicant 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 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	Letter of 24.10.2019 from the applicant's representative
Plan A-1	Location plan

**PLANNING DEPARTMENT
NOVEMBER 2019**