

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/SK-SKT/21
(for 3rd Deferment)

Applicants : Boxwin Limited, Jade Spirit Limited, New Hope Limited, Regenteam Investments Limited, Shingo Development Limited and Tenswin Limited represented by Ove Arup & Partners Hong Kong Limited

Site : Various Lots in D.D. 221 and Adjoining Government Land, Sha Ha, Sai Kung, New Territories

Site Area : About 59,262m² (including about 7,000m² of Government Land)

Land Status : (a) Private lots (about 88%)
(i) held under Block Government Lease;
(ii) restricted to agricultural purposes; and
(iii) to be expired on 30.6.2047
(b) Government Land (about 12%)

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

Zoning : “Comprehensive Development Area (1)” (“CDA(1)”)

Application : Proposed Comprehensive Residential Development

1. Background

- 1.1 On 7.11.2018, the applicants sought planning permission for the proposed comprehensive residential development at the application site (**Plan A-1**).
- 1.2 On 4.1.2019 and 22.3.2019, 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 applicants, to allow time for the applicants to address the departmental comments. The applicants submitted Further Information (FI) on 30.1.2019 and 22.5.2019. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 4.7.2019, the applicants’ 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 supplementary materials to address comments from various government departments (**Appendix I**).

3. Planning Department's Views

- 3.1 The application has been deferred twice for two months each at the request of the applicants to allow time to address the departmental comments. Since the last deferment, the applicants have submitted FI including revised technical assessments and responses to comments. 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 relevant 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 a decision on the application, the application 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 application could be submitted to an earlier meeting for the Committee's consideration. Since it is the third deferment of the application, the applicants should be advised that the Board 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 applicants' 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 4.7.2019 from the applicants' representative
Location Plan

PLANNING DEPARTMENT
JULY 2019