

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/SK-SKT/22
(for 2nd Deferment)

- Applicant** : Shing Fung Group Property Investment Limited represented by Lanbase Surveyors Limited
- Site** : Lots 8 S.B, 9 S.A and 9 S.B in D.D. 212 and Adjoining Government Land, 1 Hong Kin Road, Sai Kung, New Territories
- Site Area** : 3,810 m² (about) (including 218.492m² Government Land)
- Lease** : (a) Old schedule agricultural lots (about 94.3%) held under Block Government Lease
(b) Government Land (about 5.7%)
- Plan** : Approved Sai Kung Town Outline Zoning Plan (OZP) No. S/SK-SKT/6
- Zonings** : “Residential (Group E)2” (“R(E)2”) (about 3,781m² or 99%)

- restricted to a maximum plot ratio (PR) of 0.75, a maximum site coverage (SC) of 40% and a maximum building height (BH) of 9m (2 storeys over 1 storey of carport)

“Green Belt” (“GB”) (about 29m² or 1%)
- Application** : Proposed 19 Houses and Minor Relaxation of PR Restriction (from 0.75 to 0.756)

1. Background

- 1.1 On 14.6.2019, the applicant sought planning permission for the proposed 19 houses and minor relaxation of PR restriction (from 0.75 to 0.756) at the application site (**Plan A-1**).
- 1.2 On 2.8.2019, 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, as requested by the applicant, to allow time to prepare supplementary materials in response to the departmental comments. The applicant submitted Further Information (FI) on 9.9.2019 and 2.10.2019. The application is scheduled for consideration by the Committee at this meeting.

2. **Request for Deferment**

On 21.11.2019, the applicant's representative wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the application for two months so as to allow time to prepare supplementary materials in response to the departmental comments (**Appendix I**).

3. **Planning Department's Views**

3.1 The application has been deferred once for two months at the request of the applicant to allow time to address the departmental comments. Since the last deferment, the applicant has submitted FIs including revised Environmental Assessment Report and responses to comments. The applicant needs 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 applicant needs 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.

3.2 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 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 second deferment of the application, the applicant 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 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 of 21.11.2019 from the applicant's representative
Location Plan