

TOWN PLANNING BOARD

TPB Paper No. 10683

For Consideration by
the Town Planning Board on 25.9.2020
(for 2nd Deferment)

REVIEW OF APPLICATION NO. A/SK-SKT/22
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE

Proposed 19 Houses
in “Residential (Group E)2” zone

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

REVIEW OF APPLICATION NO. A/SK-SKT/22
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE
(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
- Zoning** : “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)
- Application** : Proposed 19 Houses¹
- RNTPC’s decision** : Rejected on 20.3.2020
- Subject of Review** : To review the Rural and New Town Planning Committee (RNTPC)’s decision to reject the application

1. Background

- 1.1 On 14.6.2019, the applicant sought planning permission for the proposed 19 houses at the application site (the Site) (**Plan R-1**) under s.16 of the Town Planning Ordinance (the Ordinance). On 20.3.2020, the RNTPC of Town Planning Board (the Board) rejected the application.
- 1.2 On 27.4.2020, the applicant applied, under section 17(1) of the Ordinance, for a review of the RNTPC’s decision to reject the application.

¹ A narrow strip of the Site (29m²) falls within the “Green Belt” zone. It could be regarded as minor boundary adjustment in accordance with the covering Notes of the OZP and minor relaxation of PR restriction is not required.

- 1.3 On 17.7.2020, the Board agreed to defer making a decision on the review application for two months, as requested by the applicant, to allow time for preparation of Further Information (FI) in support of the application. No FI has been received.

2. **Request for Deferment**

On 15.9.2020, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for another two months so as to allow time for the appointed environmental consultant to prepare FI in support of the application (**Annex A**).

3. **Planning Department's Views**

- 3.1 The application has been deferred once for two months at the request of the applicant to allow more time for preparation of FI. The applicant needs more time for preparation of FI in support of the review application.
- 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 Ordinance (TPB PG-No. 33) in that the applicant needs more time to prepare FI in support of the application, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.
- 3.2 Should the Board agree to defer making a decision on the application, the application will be submitted to the Board for consideration within three 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 Board'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 Board 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 Board for consideration at the next meeting.

5. **Attachments**

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| Annex A | Letter of 15.9.2020 from the applicant's representative |
| Plan R-1 | Location Plan |