

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/SK-TLS/52
(for 2nd Deferment)

- Applicant** : Double One Limited presented by Knight Frank Petty Limited
- Site** : Lot 1109 RP (Part) in D.D. 253, 8 Ka Shue Road, Sai Kung, New Territories
- Site Area** : 1,571.2m² (about)
- Lease** : New Grant No. 4247 and is restricted to :
- (a) private residential purposes only;
 - (b) not exceeding 10.97m above the mean formation level;
 - (c) maximum built over area not exceeding 25%;
 - (d) roofed over area of any residential building shall not less than 139.35m² and more than 464.5m²;
 - (e) no flat shall have a floor area of less than 83.6m²; and
 - (f) space for parking motor vehicles at a rate of not less than one car per flat.
- Plan** : Approved Tseng Lan Shue Outline Zoning Plan (OZP) No. S/SK-TLS/8
- Zoning** : “Residential (Group C) 1” (“R(C)1”)
- [Restricted to a maximum plot ratio (PR) of 1.5, site coverage (SC) of 30% and building height (BH) of 18m and 5 storeys over one storey of carport or the PR, SC and the height of existing building, which is the greater.]
- Application** : Proposed Minor Relaxation of PR, SC and BH Restrictions for Permitted Residential Development

1. Background

- 1.1 On 11.10.2017, the applicant sought planning permission for proposed minor relaxation of PR, SC and BH restrictions for permitted residential development at the application site (**Plan A-1**).
- 1.2 On 8.12.2017, 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 for the applicant to prepare further information (FI) to address the departmental

comments. The applicant submitted FI on 7.2.2018. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 28.3.2018, the applicant's 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 resolve comments from the Transport Department, Civil Engineering and Development Department and the Planning Department. (**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 FI including revised Tree Preservation and Landscape proposal, revised Swept Path Analysis, revised Visual Impact Assessment, revised photomontages and revised plans to address comments from the relevant government departments. The applicant needs more time to resolve comments from the relevant 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.

3.3 Should the Committee agree to defer making 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. The applicant should be advised that the Committee has allowed a maximum period of two months for preparation of submission of FI. 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 28.3.2018 from the applicant's representative
Location plan

**PLANNING DEPARTMENT
April 2018**