

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

APPLICATION NO. A/SK-HC/279
(for 2nd Deferment)

<u>Applicant</u>	:	Asiakey Limited
<u>Site</u>	:	Lots 865 RP, 868 RP, 871, 872, 873, 874, 875 RP & 876 RP in D.D. 244 and adjoining Government Land, Ho Chung, Sai Kung
<u>Site Area</u>	:	About 770m ² (including 20m ² of Government Land)
<u>Lease</u>	:	Private Land (about 97.4%) - Agricultural Lots held under Block Government Lease Government Land (about 2.6%)
<u>Plan</u>	:	Approved Ho Chung Outline Zoning Plan (OZP) No. S/SK-HC/11
<u>Zonings</u>	:	“Green Belt” (“GB”) (about 99%) “Village Type Development” (“V”) (about 1%)
<u>Application</u>	:	Temporary Place of Recreation, Sports or Culture for a Period of 3 Years

1. Background

- 1.1 On 24.10.2017, the applicant sought planning permission for temporary place of recreation, sports or culture for a period of 3 years at the application site (**Plan A-1**).
- 1.2 On 22.12.2017, 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 15.2.2018 and 8.3.2018. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 13.3.2018, the applicant 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 a revised traffic impact assessment (TIA) report to address the comments from the Commissioner of Transport (C for T) (**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 with revised TIA to address comments from the C for T. The applicant needs more time to resolve comments from the C for T.
- 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 prepare FI in response to departmental comments, 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 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	Letter of 13.3.2018 from the applicant
Plan A-1	Location Plan