

**Replacement page 1 of RNTPC Paper No. A/SK-HC/316
For Consideration by RNTPC on 12.6.2020**

RNTPC Paper No. A/SK-HC/316
For Consideration
by the Rural and New Town
Planning Committee
On 12.6.2020

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

**APPLICATION NO. A/SK-HC/316
(for 1st Deferment)**

- Applicant** : Smart Benefit Corporation Limited represented by Kenneth To and Associates Limited
- Site** : Various Lots in D.D. 210 and adjoining Government Land, Ho Chung, Sai Kung
- Site Area** : About 6,054m²
- Lease** : (a) Private Land (about 5400.8m² or 89%)
- Old Schedule Agricultural Lot held under Block Government
(b) Government Land (about 653.2m² or 11%)
- Plan** : Approved Ho Chung Outline Zoning Plan (OZP) No. S/SK-HC/11
- Zoning** : “Residential (Group E)” (“R(E)”)
- restricted to a maximum plot ratio (PR) of 0.4, a maximum building height (BH) of 9m with 2 storeys over 1 storey of carport.
- Application** : Proposed Houses and Minor Relaxation of BH Restriction

1. Background

On 5.5.20.4.2020, the applicant sought planning permission for the proposed houses and minor relaxation of BH restriction at the application site (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) on 12.6.2020.

2. Request for Deferment

On 26.5.2020, 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 adequate time to prepare Further Information (FI) to address the departmental comments (**Appendix I**).

3. Planning Department's Views

- 3.1 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 department, 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. The applicant should be advised that the Committee has allowed two 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 26.5.2020 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
JUNE 2020**