

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/SK-HC/317
(for 2nd Deferment)

- Applicant** : Bestime Enterprises Limited represented by Prudential Surveyors (Hong Kong) Limited
- Site** : Various Lots in D.D. 210 and 244 and Adjoining Government Land, Ho Chung, Sai Kung
- Site Area** : About 2,891m²
- Lease** : (a) Private Land (about 2,333m² or 81%)
- Old Schedule Agricultural Lot held under Block Government Lease
(b) Government Land (about 558m² or 19%)
- 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;
“Residential (Group D)” (“R(D)”)
- restricted to a maximum PR of 0.2, a maximum site coverage (SC) of 20% and a maximum building height of 2 storeys (6m); and area shown as ‘Road’
- Application** : Proposed Houses with Minor Relaxation of Plot Ratio Restriction

1. Background

- 1.1 On 5.5.2020, the applicant sought planning permission for proposed houses and minor relaxation of PR restriction at the application sites (**Plan A-1**).
- 1.2 On 26.6.2020, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer a decision on the application for 2 months, as requested by the applicant, so as to allow time for the applicant to prepare further information (FI) in response to departmental comments. No FI has been received.

2. Request for Deferment

On 21.8.2020, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for further two months so as to allow sufficient time for preparation of FI to address the departmental comments (**Appendix I**).

3. Planning Department's Views

3.1 The application has been deferred once for 2 months at the request of the applicant. The applicant has indicated that more time is needed for preparation of FI to address the departmental comments.

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 department, 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. Since it is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of 4 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 21.8.2020 from the applicant's representative
Plan A-1	Location Plan