

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATIONS NO. A/SK-SKT/23 to 27
(for 1st Deferment)

- Applicants** : Well Harbour (H.K.) Limited (A/SK-SKT/23)
Hung Kung Development Limited (A/SK-SKT/24)
Big Stay Asia Pacific Limited (A/SK-SKT/25)
Conley Investment Limited (A/SK-SKT/26 & 27)
- All c/o Stan Group Project Company Limited and represented by
Kenneth To and Associated Limited
- Application Sites** : Lot 1104 in D.D. 215, 1 Hong Ting Road (A/SK-SKT/23)
Lot 1107 in D.D. 215, 2 Hong Ting Road (A/SK-SKT/24)
Lot 1002 in D.D. 215, 6 Hong Ting Road (A/SK-SKT/25)
Lot 963 (Part) in D.D. 215, 7 (Part) Hong Ting Road (A/SK-SKT/26)
Lot 963 (Part), Ext to 963(Part) and 991 (Part) (A/SK-SKT/27)
in D.D. 215 and adjoining Government land,
7 (Part) and 9 Hong Ting Road
- All in Sai Kung, New Territories
- Site Areas** : About 2,850m² (A/SK-SKT/23)
About 1,681m² (A/SK-SKT/24)
About 3,231m² (A/SK-SKT/25)
About 1,950m² (A/SK-SKT/26)
About 1,950m² (includes Government land of
about 159m²) (A/SK-SKT/27)
- Lease** : Lot 1104 (New Grant No. 7847) (A/SK-SKT/23)
Lot 1107 (New Grant No. 8281) (A/SK-SKT/24)
Lot 1002 (New Grant No. 6977) (A/SK-SKT/25)
Lot 963 (Part) and Ext. (Part) (New Grant (A/SK-SKT/26 & 27)
No. 6503)
Lot 991 (Part) (New Grant No. 7294) (A/SK-SKT/27)
- All restricted to industrial and/or godown purposes excluding any
offensive trades
- Plan** : Approved Sai Kung Town Outline Zoning Plan (OZP) No. S/SK-SKT/6
- Zonings** : “Residential (Group E)1” (“R(E)1”) (A/SK-SKT/23 & 27)
“R(E)1” (99.6%) and ‘Road’ (0.4%) (A/SK-SKT/24)

“R(E)1” (93.9%) and ‘Road’ (6.1%) (A/SK-SKT/25)

“R(E)1” (96.5%) and ‘Road’ (3.5%) (A/SK-SKT/26)

“R(E)1”- restricted to a maximum plot ratio (PR) of 2, a maximum site coverage (SC) of 40% and a maximum building height (BH) of 8 storeys (excluding basements)

Applications : Proposed Social Welfare Facility (Residential Care Home for the Elderly) (RCHE) and Flat (A/SK-SKT/23 and 25) / RCHE (A/SK-SKT/24, 26 & 27), with Minor Relaxation of PR Restriction

1. **Background**

On 28.8.2019, the applicants sought planning permission for redevelopment of the application sites (the Sites) from industrial use to social welfare facility (RCHE) and flats with minor relaxation of PR restriction (**Plan A-1**). The applications are scheduled for consideration by the Rural and New Town Planning Committee (the Committee) on 18.10.2019.

2. **Request for Deferment**

On 30.9.2019, the applicants’ representative wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the applications for two months so as to allow time to prepare responses to address the comments from various government departments (**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 applicants need more time to prepare responses to address the comments from various 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 making a decision on the applications, the applications will be submitted to the Committee for consideration within two months upon receipt of Further Information (FI) from the applicants. If the FI submitted by the applicants 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 applicants 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 applicants' request for deferment. If the request is not acceded to, the applications will be submitted to the Committee for consideration at the next meeting.

5. **Attachments**

Appendix I
Plan A-1

Letters of 30.9.2019 from the applicants' representative
Location Plan

PLANNING DEPARTMENT
OCTOBER 2019