

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/SK-TLS/56
(for 1st Deferment)

- Applicant** : Double One Limited represented by Knight Frank Petty Limited
- Site** : Lot 1109 RP (Part) in D.D. 253, 8 Ka Shue Road, Sai Kung, New Territories
- Site Area** : 1,572m² (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 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 SC and BH Restrictions for Permitted Residential Development

1. Background

On 25.2.2019, the applicant seeks planning permission for proposed minor relaxation of SC and BH restrictions for residential development at the Site (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) on 12.4.2019.

2. Request for Deferment

On 4.4.2019, the applicant's agent wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the application for 2 months so as to prepare responses to departmental comments received (**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 prepare responses to departmental comments, 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 2 months upon receipt of further submission from the applicant. The applicant should be advised that the Committee has allowed 2 months for preparation of submission of further information, 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 4.4.2019 from the applicant's agent
Plan A-1	Location plan

**PLANNING DEPARTMENT
APRIL 2019**