

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/SK-CWBN/73
(for 1st Deferment)

- Applicant** : Yu Chun Ki represented by Windsor Construction Limited
- Site** : Lot 1073 (Part) in D.D. 243 and Adjoining Government Land (GL), Mang Kung Uk, Hang Hau, Sai Kung, New Territories
- Site Area** : About 65.03m² (including 31.2m² of GL)
- Land Status** : (i) Block Government Lease (demised for agricultural use)
(about 52% of the Site)
(ii) GL (about 48% of the Site)
- Plan** : Approved Clear Water Bay Peninsula North Outline Zoning Plan
No. S/SK-CWBN/6
- Zoning** : “Government, Institution or Community (4)” (“G/IC(4)”) (about 97%)
- building height restriction of 7.62m

“Village Type Development” (about 3%)
- building height restriction of 3 storeys (8.23m)
- Application** : Proposed House (New Territories Exempted House (NTEH) – Small House) and Minor Relaxation of Building Height Restriction

1. Background

On 24.2.2023, the applicant submitted the current application to seek planning permission for proposed house (NTEH – Small House) and minor relaxation of building height restriction from 7.62m to 8.23m in the “G/IC(4)” portion of the application site (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) at this meeting.

2. Request for Deferment

On 2.4.2023, 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 in order to allow time for preparation of further information (FI) to address departmental comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for the first deferment as the justification for deferment meets 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 (TPG PG-No. 33A) in that the deferment would allow the applicant to prepare FI to address outstanding issues.
- 3.2 Should the Committee agree to defer making 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 could 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 the 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 for the Committee's consideration at the next meeting.

5. Attachments

Appendix I
Plan A-1

Email dated 2.4.2023 from the applicant's representative
Location Plan

PLANNING DEPARTMENT
APRIL 2023