

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

**APPLICATION NO. A/SK-HC/286**  
***(for 3<sup>rd</sup> Deferment)***

- Applicant:** Victoria Max Limited represented by Kenneth To & Associates Limited
- Site:** Government Land adjoining Lot 714 in D.D. 247, Tai Lam Wu, Sai Kung, New Territories
- Site Area:** About 76.22m<sup>2</sup>
- Land Status:** Government Land
- Plan:** Approved Ho Chung Outline Zoning Plan (OZP) No. S/SK-HC/11
- Zonings:** “Conservation Area” (“CA”) (80.3%)  
“Village Type Development” (“V”) (19.7%)
- Application:** Proposed Excavation of Land for Slope Stabilization (Soil Nail) Works to Enable the Redevelopment of a Permitted House (New Territories Exempted House (NTEH))

**1. Background**

- 1.1 On 9.3.2018, the applicant sought planning permission for proposed excavation of land for slope stabilization (soil nail) works at the application site (the Site) to enable the redevelopment of a permitted NTEH adjoining the Site within “V” zone (**Plan A-1**).
- 1.2 On 4.5.2018 and 20.7.2018, the Rural and New Town Planning Committee (the Committee) agreed to defer making a decision on the application for two months each, as requested by the applicant, to allow time for the applicant to prepare further information (FI) to address the departmental comments. The applicant submitted FIs on 20.9.2018 and 26.9.2018. The application is scheduled for consideration by the Committee at this meeting.

## **2. Request for Deferment**

On 30.10.2018, 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 further two months so as to allow time for preparation of FI in view of departmental comments (**Appendix I**).

## **3. Planning Department's Views**

- 3.1 The application has been deferred twice at the request of the applicant to allow time to address the departmental comments. Since the last deferment, the applicant has submitted FI including revised soil nails location plan, revised landscape master plan, tree preservation proposal and responses to comments. The applicant needs more time to resolve the departmental comments received.
- 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 prepare FI in response to departmental comments, 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. The applicant should be advised that the Committee has allowed a maximum period of two months for preparation of submission of FI. Since it is the third deferment of the application, the applicant should be advised that the Board has allowed a total of six 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**

<b>Appendix I</b>	Letter dated 30.10.2018 from the applicant's representative
<b>Plan A-1</b>	Location Plan