

RNTPC Paper No. A/SK-HC/338
For Consideration
by the Rural and New Town
Planning Committee
On 15.7.2022

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/SK-HC/338
(for 1st Deferment)

- Applicant** : Billion Vantage Investment Limited represented by Ove Arup & Partners Hong Kong Limited
- Site** : Lots 877 RP, 878 RP, 879 RP, 1939 s.B ss.3, 1939 s.E, 1939 s.F, 1939 RP, 1940 (Part) and 1944 RP in D.D. 244, Nam Pin Wai, Sai Kung, New Territories
- Site Area** : 4,000m² (about)
- Lease** : Lots 877RP, 878 RP, and 879 RP in D.D. 244
Block Government Lease (demised for agricultural use)
Lots 1939 s.B ss.3, 1939 s.E, 1939 s.F and 1939 RP in D.D. 244
New Grant No. 2846 (sales conditions cannot be traced)
Lots 1940 (Part) and 1944 RP in D.D. 244
Agricultural lots governed by New Grant No. 2914
- Plan** : Approved Ho Chung Outline Zoning Plan No. S/SK-HC/11
- Zoning** : “Green Belt”
- Application** : Proposed Recreational Use with Associated Filling and Excavation of Land Ancillary to the Permitted Residential Development in the Adjoining “Residential (Group C)1” (“R(C)1”) Site

1. Background

- 1.1 On 15.2.2022, the applicant sought planning permission for the proposed recreational use with associated filling and excavation of land ancillary to the permitted residential development in the adjoining “R(C)1” site at the application site (**Plan A-1**).

- 1.2 In light of the special work arrangement for government departments due to the COVID-19 pandemic, the Rural and New Town Planning Committee (the Committee) agreed to defer consideration of the application on 1.4.2022.
- 1.3 On 19.5.2022, the applicant submitted further information (FI) including revised technical assessments to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 27.6.2022, 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 so as to allow time for preparation of 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 (TPB PG-No. 33A) in that the applicant needs more time to prepare FI to address outstanding issues.
- 3.2 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 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 to the Committee for consideration at the next meeting.

5. Attachments

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| Appendix I | Letter of 27.6.2022 from the applicant's representative |
| Plan A-1 | Location Plan |

**PLANNING DEPARTMENT
JULY 2022**