

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/SK-HC/338
(for 2nd 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
- Site Area** : About 4,000m²
- Lease** : Lots 877 RP, 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 submitted the current application to seek planning permission for 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 On 1.4.2022, the Rural and New Town Planning Committee (the Committee) agreed to defer making a decision on the application in light of the special work arrangement for government departments due to the COVID-19 pandemic.
- 1.3 On 15.7.2022, the Committee agreed to defer making a decision on the application for two months, as requested by the applicant, to allow time for the applicant to prepare further information (FI) to address departmental comments.

1.4 On 16.9.2022, the applicant submitted FI to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 28.10.2022, the applicant's representative wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to further defer making a decision on the application for two months in order 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 second 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 applicant needs more time to prepare FI to address departmental comments, the deferment period is not indefinite, and the deferment would not affect the rights or interests of other relevant parties.

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 a total of four months for preparation of the submission of FI. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

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

Letter dated 28.10.2022 from the applicant's representative
Location Plan