

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/SK-HC/340
(for 1st Deferment)

- Applicants** : Menhill Limited and Regional Limited represented by Townland Consultants Limited
- Site** : Various Lots and Adjoining Government Land (GL) in D.D. 244, Ho Chung, Sai Kung, New Territories
- Site Area** : A total of about 13,719.1m² (including about 1,482.6m² of GL), comprising: -
(i) Phase 1
About 7,102m²
(ii) Phase 2
About 5,499.5m² (including about 482.8m² of GL)
(iii) Remaining Land
About 1,117.6m² (including about 999.8m² of GL)
- Lease** : (i) Phase 1
Lot 2195 in D.D. 244 – for private residential purposes held under New Grant No. 22935
(ii) Phase 2
Old Schedule Agricultural Lots held under Block Government Lease
(iii) Remaining Land
Parts of various Old Schedule Lots, and Lot 2192 (Part) in D.D. 244 held under New Grant No. 21167 for a Small House
- Plan** : Approved Ho Chung Outline Zoning Plan No. S/SK-HC/11
- Zoning** : “Comprehensive Development Area” (“CDA”)
(a) maximum plot ratio (PR) of 0.75;
(b) maximum site coverage (SC) of 25%; and
(c) maximum building height (BH) of 12m with 3 storeys over one storey of carport; and
Area shown as ‘Road’

Application : Proposed Comprehensive Residential Development (at Phase 2 Site) with Minor Relaxation of Building Height Restriction (BHR)

1. Background

On 7.11.2022, the applicants sought planning permission for the proposed comprehensive residential development with minor relaxation of BHR from 3 storeys over one storey of carport to 6 storeys over one storey of carport at “Phase 2” 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 15.12.2022, the applicants’ 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 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 (TPB PG-No. 33A) in that the applicants need 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 applicants. If the FI submitted by the applicants 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 applicants 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 applicants’ 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 15.12.2022 from the applicants’ representative

Plan A-1

Location Plan

**PLANNING DEPARTMENT
DECEMBER 2022**