

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/SK-HC/341
(for 2nd Deferment)

- Applicant** : Mr. TSE Kok HOUNG represented by T.H. & Associates Limited
- Site** : Lot 679 RP in D.D. 244, Ho Chung, Sai Kung, New Territories
- Site Area** : About 145.3m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Ho Chung Outline Zoning Plan No. S/SK-HC/11
- Zoning** : “Agriculture”
- Application** : Proposed House (New Territories Exempted House (NTEH) - Small House)

1. Background

- 1.1 On 6.12.2022, the applicant submitted the current application to seek planning permission for development of a NTEH (Small House) at the application site (**Plan A-1**).
- 1.2 On 3.2.2023, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months, as requested by the applicant, to allow time to prepare further information (FI) to address departmental comments. No FI has been submitted by the applicant since the last deferment. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 14.4.2023, the applicant’s representative wrote to the Secretary of the Board and requested the Board to further defer making a decision on the application for two months in order to allow more time to prepare 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 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. 33A) in that the applicant needs more time to address the comments from relevant government departments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties..
- 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 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 14.4.2023 from the applicant's representative
Location Plan

PLANNING DEPARTMENT
ARPIL 2023