

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/SK-HC/364
(for 1st Deferment)

- Applicant** : Mr. HUANG Jincan represented by Arup Hong Kong Limited
- Site** : Lot 214 in D.D. 219 and the Extension Thereto and adjoining Government Land (GL), Tin Shek Road, Sai Kung, New Territories
- Site Area** : About 681.4m² (including about 128.9m² (about 18.9%) of GL)
- Lease** : Lot 214 in D.D. 219:
(a) held under New Grant No. 5992 restricted for non-industrial purposes;
(b) one building only;
(c) maximum building height of 3 storeys/25ft;
(d) maximum built-over area of 700ft²; and
(e) not more than two balconies and one canopy.
- Extension to Lot 214 in D.D. 219:
(a) restricted for garden and car-parking purposes;
(b) not take into account for plot ratio and site coverage calculation;
(c) no structure other than boundary walls and fences; and
(d) swimming pool and dog kennel erected or constructed before the date of extension letter shall be permitted and maintained.
- Plan** : Draft Ho Chung Outline Zoning Plan (OZP) No. S/SK-HC/12
- Zoning** : “Residential (Group C)2”
[restricted to a maximum plot ratio of 0.4, a maximum site coverage of 20% and a maximum building height of 9m with 2 storeys over one storey of carport]
- Application** : Proposed Minor Relaxation of Building Height Restriction for Permitted House Development

1. Background

On 18.12.2024, the applicant submitted the current application to seek planning

permission for proposed minor relaxation of building height restriction for permitted house development at the application site (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting.

2. Request for Deferment

On 5.2.2025, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months in order to allow time to prepare 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 justifications for deferment meet the criteria for deferment as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the deferment would allow the applicant to prepare FI to address outstanding issues.
- 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 further submission 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 for the Committee's consideration at the next meeting.

5. Attachments

Appendix I
Plan A-1

Letter dated 5.2.2025 from the applicant's representative
Location Plan

PLANNING DEPARTMENT
FEBRUARY 2025