

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/SK-SKT/28
(for 1st Deferment)

<u>Applicants</u>	: Boxwin Limited, Jade Spirit Limited, New Hope Limited, Regentteam Investments Limited, Shingo Development Limited and Tenswin Limited represented by Ove Arup & Partners Hong Kong Limited
<u>Site</u>	: Various Lots and Adjoining Government Land in D.D. 221, Sha Ha, Sai Kung, New Territories
<u>Site Area</u>	: About 59,262m ² (including about 7,000m ² of Government land)
<u>Land Status</u>	: Private lots (about 88%) held under Block Government Lease demised for agricultural use Government land (about 12%)
<u>Plan</u>	: Approved Sai Kung Town Outline Zoning Plan (OZP) No. S/SK-SKT/6
<u>Zoning</u>	: “Comprehensive Development Area (1)” (“CDA(1)”) with development restrictions: (a) maximum plot ratio (PR) of 1.5; and (b) maximum building height (BH) of 8 storeys (excluding basements)
<u>Application</u>	: Proposed Comprehensive Residential Development with Minor Relaxation of Building Height Restriction

1. Background

On 25.6.2021, the applicants sought planning permission for the proposed comprehensive residential development with minor relaxation of BH restriction at 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 6.8.2021, 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 sufficient time for preparation of Further Information (FI) to address the departmental comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for 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. 33) in that the applicants need more time to address the comments from relevant government department, 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 applicants. If the FI submitted by the applicants is not substantial and can 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 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 6.8.2021 from the applicants' representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
AUGUST 2021**