

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATIONS NO. A/SK-SKT/29 to 33
(for 1st Deferment)

<u>Applicants</u> :	A/SK-SKT/29	Well Harbour (H.K.) Limited
	A/SK-SKT/30	Hung King Development Limited
	A/SK-SKT/31	Big Star Asia Pacific Limited
	A/SK-SKT/32	Conley Investment Limited
	A/SK-SKT/33	

All c/o Stan Group Project Company Limited and represented by KTA Planning Limited

<u>Sites</u> :	A/SK-SKT/29	Lot 1104 in D.D. 215, 1 Hong Ting Road
	A/SK-SKT/30	Lot 1107 in D.D. 215, 2 Hong Ting Road
	A/SK-SKT/31	Lot 1002 in D.D. 215, 6 Hong Ting Road
	A/SK-SKT/32	Lot 963 (Part) in D.D. 215, 7 Hong Ting Road
	A/SK-SKT/33	Lot 963 (Part), Ext to 963 (Part) and 991 (Part) in D.D. 215 and adjoining government land, 7 (Part) and 9 Hong Ting Road

All in Sai Kung, New Territories

<u>Site Areas</u> :	A/SK-SKT/29	2,850m ² (about)
	A/SK-SKT/30	1,681m ² (about)
	A/SK-SKT/31	3,231m ² (about)
	A/SK-SKT/32	1,950m ² (about)
	A/SK-SKT/33	1,950m ² (about) – including government land of about 159m ²

<u>Land Statutes</u> :	A/SK-SKT/29	Lot 1104	New Grant No. 7847
	A/SK-SKT/30	Lot 1107	New Grant No. 8281
	A/SK-SKT/31	Lot 1002	New Grant No. 6977
	A/SK-SKT/32	Lot 963 (Part)	New Grant No. 6503
	A/SK-SKT/33	- Lot 963 (Part) and Ext. to 963 (Part) and 991 (Part) (about 1,791m ² or 91.8%) - Government Land (about 159m ² or 8.2%)	New Grant No. 6503 New Grant No. 7294

All restricted to industrial and/or godown purposes excluding any offensive trades

Plan : Approved Sai Kung Town Outline Zoning Plan (OZP) No. S/SK-SKT/6

<u>Zonings</u> :	A/SK-SKT/29	“Residential (Group E)1” (“R(E)1”)
	A/SK-SKT/30	“R(E)1” (99.6%) and ‘Road’ (0.4%)
	A/SK-SKT/31	“R(E)1” (93.9%) and ‘Road’ (6.1%)
	A/SK-SKT/32	“R(E)1” (96.5%) and ‘Road’ (3.5%)
	A/SK-SKT/33	“R(E)1”

“R(E)1” – restricted to a maximum plot ratio of 2, a maximum site coverage of 40% and a maximum building height of 8 storeys (excluding basements)

<u>Applications</u> :	A/SK-SKT/29	Proposed Social Welfare Facility (Residential Care Home for the Elderly (RCHE) and Multi-Services Centre)
	A/SK-SKT/30	Proposed Social Welfare Facility (RCHE)
	A/SK-SKT/31	Proposed Social Welfare Facility (RCHE and Multi-Services Centre including Day Care Centre for the Elderly)
	A/SK-SKT/32	Proposed Social Welfare Facility (RCHE)
	A/SK-SKT/33	Proposed Social Welfare Facility (RCHE)

1. **Background**

On 28.7.2021, the applicants sought planning permission for proposed social welfare facilities (RCHEs) at the application sites (**Plan A-1**). In addition, multi-services centres are proposed under Applications No. A/SK-SKT/29 and 31, while a day care centre for the elderly is also proposed in Application No. A/SK-SKT/31. The applications are scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) on 24.9.2021.

2. **Request for Deferment**

On 13.9.2021, the applicants’ representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the applications for two months so as to allow time to prepare Further Information (FI) in response to 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. 33A)¹ in that the applicants need more time to address the comments from the 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 making a decision on the applications, the applications 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 applications 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 applications will be submitted to the Committee for consideration at the next meeting.

5. Attachments

Appendix I	Letter dated 13.9.2021 from the applicants' representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
SEPTEMBER 2021**

¹ The number of deferments to be granted stipulated under TPB PG-No.33A is not applicable to these applications which were received before the promulgation of the revised guidelines on 24.8.2021.