

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/SK-TLS/64
(for 1st Deferment)

- Applicant** : Double One Limited represented by Vision Planning Consultants Limited
- Site** : 8 Ka Shue Road, Tseng Lan Shue, Sai Kung, New Territories
- Site Area** : About 1,719m²
- Lease** : Lot 1109 RP in D.D. 253
- New Grant No. 4247 as varied or modified by a Modification Letter dated 11.1.2023 restricted to :
 - (a) private residential purposes only; and
 - (b) maximum gross floor area (GFA) shall not less than 1,415m² and not exceeding 2,357m².
- Plan** : Approved Tseng Lan Shue Outline Zoning Plan No. S/SK-TLS/10
- Zoning** : “Residential (Group C) 1” (“R(C)1”) (about 91.4%)
[Restricted to a maximum plot ratio (PR) of 1.5, site coverage (SC) of 30% and building height (BH) of 18m and 5 storeys over one storey of carport, or the PR, SC and the height of existing building, which is the greater.]
- “Green Belt” (“GB”) (about 8.6%)
[Any filling or excavation of land (except public works coordinated or implemented by Government, and maintenance, repair or rebuilding works) shall not be undertaken or continued without the permission from the Town Planning Board.]
- Application** : Proposed Minor Relaxation of SC and BH Restrictions for Permitted Flat Use in “R(C)1” zone and Associated Filling and Excavation of Land in “GB” zone

1. Background

On 12.8.2024, the applicant submitted the current application to seek planning permission for proposed minor relaxation of SC and BH restrictions for permitted flat use in “R(C)1” zone and associated filling and excavation of land in “GB” zone 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 19.9.2024, the applicant's 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 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	Email dated 19.9.2024 from the applicant
Plan A-1	Location Plan

**PLANNING DEPARTMENT
OCTOBER 2024**