

**APPLICATION FOR AMENDMENT OF PLAN
UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE**

APPLICATION NO. Y/ST/41
(for 1st Deferment)

- Applicant** : Sea View Villa Limited and Skiway Limited represented by PlanPlus Consultancy
- Plan** : Approved Sha Tin Outline Zoning Plan (OZP) No. S/ST/34
- Application Site** : Lots 59 S.A. and 59 R.P. in D.D. 175, Sha Tin, New Territories
- Site Area** : About 1672.86m²
- Lease** : (a) New Grant No. 9209
(b) Restricted for private residential use
(c) Roofed-over area restricted to a one- or two-storey building (with height not to exceed 25 feet above mean formation level of the lot) and a three-storey building (with height not to exceed 37 feet above mean formation level of the lot)
(d) Not less than one private car parking space per flat
- Zoning** : “Green Belt” (“GB”)
- Proposed Amendment** : To rezone the application site from “GB” to “Residential (Group B)2” (“R(B)2”)

1. The Proposal

On 23.10.2018, the applicant seeks planning permission to rezone the application site from “GB” to “R(B)2” for residential development with a maximum plot ratio of 3.6 (**Plan Z-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) on 18.1.2019.

2. Request for Deferment

On 21.12.2018, 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 so as to allow time for preparing relevant technical assessment and responses to address the comments from relevant Government departments (**Appendix I**).

3. Planning Department's View

- 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 applicant needs more time to prepare further information to address departmental comments, 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 three months upon receipt of further submission from the applicant. If the further information submitted by the applicant 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 applicant should be advised that the Committee has allowed two months for preparation of submission of further information, 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 to the Committee for consideration at the next meeting.

5. Attachments

Appendix I
Plan Z-1

Letter dated 21.12.2018 from the applicant's representative
Location plan

**PLANNING DEPARTMENT
JANUARY 2019**