

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

APPLICATION NO. Y/ST/41
(for 2nd Deferment)

<u>Applicant</u>	: Sea View Villa Limited and Skiway Limited represented by PlanPlus Consultancy
<u>Plan</u>	: Approved Sha Tin Outline Zoning Plan (OZP) No. S/ST/34
<u>Application Site</u>	: Lots 59 S.A. and 59 R.P. in D.D. 175, Sha Tin, New Territories
<u>Site Area</u>	: About 1,672.86m ²
<u>Lease</u>	: (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
<u>Zoning</u>	: “Green Belt” (“GB”)
<u>Proposed Amendment</u>	: To rezone the application site from “GB” to “Residential (Group B)2” (“R(B)2”)

1. The Proposal

- 1.1 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**).
- 1.2 On 18.1.2019, the Rural and New Town Planning Committee (the Committee) agreed to defer a decision on the application for two months as requested by the applicant to allow time for preparing relevant technical assessment and responses to address the comments from relevant Government departments. On 18.3.2019, the applicant submitted the revised visual impact assessment, and new environmental review and geotechnical planning review report. The application is scheduled for consideration by the Committee on 31.5.2019.

2. Request for Deferment

On 15.5.2019, 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 application has been deferred once for two months at the request of the applicant to allow more time to address the departmental comments. Since the first deferment on 18.1.2019, the applicant has submitted the revised visual impact assessment, and new environmental review and geotechnical planning review report for the application. The applicant needs more time to prepare the relevant technical assessment and clarify the concerns raised by the Government departments.
- 3.2 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.
- 3.3 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. Since it is the second deferment of the application and the Committee has allowed a total of four months including the previous deferment for preparation of submission of further information, 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 15.5.2019 from the applicant's representative
Location plan

**PLANNING DEPARTMENT
MAY 2019**