

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

APPLICATION NO. Y/SK-HC/8
(for 2nd Deferment)

- Applicants** : Shine Path Limited and Hin Yiu Limited represented by Arup Hong Kong Limited
- Site** : Various Lots in D.D. 210 and adjoining Government Land (GL), Pak Wai, Sai Kung, New Territories
- Site Area** : About 12,692m² (including about 3,286m² of GL (about 26%))
- Lease** : Block Government Lease (demised for agricultural purpose)
- Plan** : Approved Ho Chung Outline Zoning Plan No. S/SK-HC/13
- Zonings** : “Green Belt” (“GB”) and area shown as ‘Road’
- Application** : To rezone the application site from “GB” and area shown as ‘Road’ to “Residential (Group C) 5” (“R(C)5”) and amend the Notes of the zone applicable to the site

1. Background

- 1.1 On 17.9.2025, the applicants submitted the current application to rezone the application site from “GB” and area shown as ‘Road’ to “R(C)5” and amend the Notes of the zone applicable to the site (**Plan Z-1**).
- 1.2 On 19.12.2025, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months as requested by the applicants, to allow time for the applicants to prepare further information (FI) to address departmental comments.
- 1.3 On 8.1.2026 and 16.2.2026, the applicants submitted FI to address departmental comments and provided more justifications to support the application. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 16.3.2026, the applicants’ representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months in order to allow time for preparation of 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 second deferment as the justification for deferment meets 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 applicants 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 FI from the applicants. If the FI submitted by the applicants 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 applicants should be advised that the Committee has allowed a total of four months for preparation of the submission of FI. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

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 for the Committee's consideration at the next meeting.

5. Attachments

Appendix I	Letter dated 16.3.2026 from the applicants' representative
Plan Z-1	Location Plan

**PLANNING DEPARTMENT
MARCH 2026**