

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

APPLICATION NO. Y/ST/62
(for 1st Deferment)

<u>Applicant</u>	: Unijet Limited represented by Llewelyn-Davies Hong Kong Limited
<u>Site</u>	: Various Lots in D.D. 184 and Adjoining Government Land (GL), Sha Tin
<u>Site Area</u>	About 4,561.5m ² (including GL of about 542m ² , or about 11.9% of the Site)
<u>Lease</u>	: Lot 533 in D.D. 184 held under New Grant No. 3203 (for agricultural purpose)
<u>Plan</u>	: Draft Sha Tin Outline Zoning Plan (OZP) No. S/ST/39 <i>(at the time of submission)</i> Approved Sha Tin OZP No. S/ST/40 <i>(currently in force)</i>
<u>Zoning</u>	: “Open Space” (“O”) <i>[no change on the current OZP]</i>
<u>Proposed Amendment</u>	: To rezone the application site from “O” to “Other Specified Uses” annotated “Hotel Development” (“OU(Hotel Development)”)

1. Background

On 18.6.2026, the applicant submitted the current application to rezone the application site from “O” to “OU(Hotel Development)” to facilitate a proposed hotel development (**Plan Z-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting.

2. Request for Deferment

On 30.7.2026, the applicant’s 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 prepare further information (FI) to address departmental comments (**Appendix I**).

3. **Planning Department's View**

- 3.1 The Planning Department has no objection to the request for the first 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 applicant to prepare FI to address outstanding issues.
- 3.2 Should the Committee agree to defer a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of FI 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 to the Committee for consideration at the next meeting.

5. **Attachments**

Appendix I
Plan Z-1

Letter dated 30.7.2026 from the applicant's representative
Location plan

PLANNING DEPARTMENT
AUGUST 2026