

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

**APPLICATION NO. Y/I-PC/2
*(for 1st Deferment)***

- Applicant** : Victory Fortune Limited represented by Lanbase Surveyors Limited
- Site** : Lots 194 RP and 197 RP in D.D. Peng Chau and adjoining Government Land, Peng Chau
- Site Area** : About 2,860m² (including about 310m² of Government Land)
- Lease** : Old Schedule Agricultural Lots (demised for agricultural use)
- Plan** : Approved Peng Chau Outline Zoning Plan (OZP) No. S/I-PC/12
- Zoning** : “Village Type Development” (“V”)
[Restricted to a maximum building height of 3 storeys (8.23m)]
- Proposed Amendment** : To rezone the application site from “V” to “Residential (Group C)1” (“R(C)1”)

1. Background

On 16.6.2023, the applicant submitted the current application to rezone the application site (**Plan Z-1**) from “V” to “R(C)1” to facilitate a proposed residential flat development. 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 22.8.2023, 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 allow more time to prepare further information (FI) in response to 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 justification for deferment meets 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. 33A) in that the deferment would allow the applicant to prepare FI to address outstanding issue(s).
- 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 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 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	Letter from the applicant's representative dated 22.8.2023
Plan Z-1	Location plan

**PLANNING DEPARTMENT
SEPTEMBER 2023**