

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

APPLICATION NO. Y/SK-HC/7
(for 1st Deferment)

- Applicants** : Billion Vantage Investment Limited and Top Deluxe Limited represented by Arup Hong Kong Limited
- Site** : Various Lots in D.D. 244 and Adjoining Government Land (GL), Nam Pin Wai, Sai Kung, New Territories
- Site Area** : About 6,601 m² (including about 521 m² of government land (about 8%))
- Lease** : (a) Lots 788 RP, 789 RP, 827 RP, 828 RP, 877RP, 878 RP and 879 RP in D.D. 244: Old Schedule Agricultural Lots held under Block Government Lease
(b) Lots 1939 s.B ss.3, 1939 s.E, 1939 s.F and 1939 RP in D.D. 244 held under New Grant No. 2846 and Lots 1940 and 1944 in D.D. 244 held under New Grant No. 2914: Agricultural Lots
(c) Lot 2189 in D.D. 244 held under New Grant No. 22828: for private residential purpose
- Plan** : Approved Ho Chung Outline Zoning Plan (OZP) No. S/SK-HC/11
- Zoning** : “Green Belt” (“GB”)
- Proposed Amendment** : To rezone the application site from “GB” to “Residential (Group C)1” (“R(C)1”)

1. Background

On 7.12.2023, the applicants submitted the application for rezoning the application site from “GB” to “R(C)1” to facilitate a residential 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 26.3.2024, 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 so as to allow time to prepare 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 first 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, 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 issue(s).
- 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 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 applicants' 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 dated 26.3.2024 from the applicants' representative
Plan Z-1	Location Plan

PLANNING DEPARTMENT
APRIL 2024