

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

APPLICATION NO. Y/SK-SKT/3
(for 1st Deferment)

- Applicants** : Wisdom Glory Limited and Salechoice Properties Limited represented by Vision Planning Consultants Limited
- Site** : Various Lots in D.D. 221 and Adjoining Government Land, Sha Ha, Sai Kung, New Territories
- Site Area** : About 13,230m² (including about 1,989m² of Government Land)
- Lease** : (a) Lots No. 51 s.A & RP and Lots No. 52 s.A, s.B, s.C, s.D, s.E & RP in D.D. 221: Old New Grant
(b) Remaining Lots: Old Schedule Agricultural Lots held under Block Government Lease
- Plan** : Approved Sai Kung Town Outline Zoning Plan (OZP) No. S/SK-SKT/6
- Zoning** : “Village Type Development” (“V”)
- Proposed Amendment** : To rezone the application site from “V” to “Residential (Group B)6” (“R(B)6”)

1. Background

On 30.12.2020, the applicants sought planning permission to rezone the application site (the Site) from “V” to “R(B)6” with a maximum plot ratio of 1.3, a maximum site coverage of 40% and a maximum building height of 7 storeys (excluding basements) to facilitate a residential development (**Plan Z-1**). In addition, a requirement for provision of 35 public vehicle park spaces at the Site is proposed in the relevant Notes of the OZP. Six submissions of Further Information (FI) were made. With the latest FI received on 9.9.2021 which is subject to publication and recounting requirements, 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 9.11.2021, the applicants' representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for one month 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 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. 33A)¹ in that the applicants need more time to address departmental comments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.

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 three months upon receipt of FI from the applicant. If the FI submitted by the applicants 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 applicants should be advised that the Committee has allowed one month 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 9.11.2021 from the applicants' representative
Plan Z-1	Location Plan

**PLANNING DEPARTMENT
NOVEMBER 2021**

¹ The number of deferments to be granted stipulated under TPB PG-No.33A is not applicable to this application which was received before the promulgation of the revised guidelines on 24.8.2021.