

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

**APPLICATION NO. Y/ST/52**  
*(for 2<sup>nd</sup> Deferment)*

- Applicant** : Hybonia Limited, represented by KTA Planning Limited
- Site** : Various Sha Tin Town Lots and Lot 750 RP & Ext. in D.D. 176 and Adjoining Government Land, Fo Tan, Sha Tin, New Territories
- Site Area** : About 98,470m<sup>2</sup>  
(including Government Land of about 44,703 m<sup>2</sup>)
- Lease** : STTL 2,3,7,8,9,10, 17S.A, 17RP, 61,62,63,64,65,66,67,68,69,70  
Industrial or godown purposes or both, excluding offensive trade
- STTL 4  
Godown purposes for the storage of dry and frozen goods
- STTL 6  
Electricity sub-station
- STTL 221  
Godown purposes
- Lot 750 RP in D.D.176 and Extension thereto  
Educational Institution for providing post-secondary educational courses and programs in relation to the catering industry
- Plan** : Approved Sha Tin Outline Zoning Plan (OZP) No. S/ST/34  
(at the time of submission of the application)
- Approved Sha Tin Outline Zoning Plan (OZP) No. S/ST/36  
(currently in force)
- Zoning** : “Industrial” (“I”)
- Proposed Amendment** : To rezone the application site from “I” to “Residential (Group E)” (“R(E)”), “Government, Institution or Community” (“G/IC”), “Open Space” (“O”) and area shown as ‘Road’

**1. Background**

- 1.1 On 2.11.2021, the applicant submitted a s.12A planning application to rezone the application site (the Site) from “I” to “R(E)”, “G/IC”, “O” and area shown as ‘Road’ to transform the south-eastern part of Fo Tan Industrial Area into a residential area

providing about 4,700 residential units (**Plan Z-1**).

- 1.2 On 26.8.2022, 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 applicant, in order to allow time to prepare Further Information (FI) to address departmental comments.

## **2. Request for Deferment**

On 5.1.2023, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer the consideration of the application for two months in order to allow time to prepare 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 second 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) in that the deferment would allow the applicant to prepare FI to address outstanding 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 a decision on the application, the application will be submitted to the Committee for consideration within three months upon receipt of further submission 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 a total of four months for preparation of the submission of FI, 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 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 5.1.2023 from the applicant's representative  
Location plan