

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

**APPLICATION NO. Y/ST/54**  
*(for 1<sup>st</sup> Deferment)*

- Applicant** : Royal Billion Investment Limited represented by Llewelyn-Davies Hong Kong Ltd
- Plan** : Draft Sha Tin Outline Zoning Plan (OZP) No. S/ST/35
- Site** : Lots 379 and 380RP in D.D. 186, Tung Lo Wan Hill Road, Sha Tin, New Territories
- Site Area** : About 15,410m<sup>2</sup>
- Lease** : (a) Lot 379 (about 118m<sup>2</sup>)  
(i) New Grant Building Lot  
(ii) No house erected on the lot shall be more than two storeys in height (i.e. developable floor area of about 237.8m<sup>2</sup>)  
(iii) No building on the lot shall be used as “Chai Tong” or for any other purpose of a similar nature  
  
(b) Lot 380 RP (about 15,292m<sup>2</sup>) – New Grant Agriculture Lot
- Zonings** : “Green Belt” (“GB”) (99.07%) with a small portion in “Government, Institution or Community” (“G/IC”) (0.93%)
- Proposed Amendment** : To rezone the application site from “GB” and “G/IC” to “Residential (Group B) 4” (“R(B)4”) subject to a maximum plot ratio (PR) restriction of 1.8 and maximum building height (BH) of 146mPD

**1 The Background**

On 20.1.2022, the applicant submitted the current s.12A application to rezone the application site (the Site) from “GB” and “G/IC” to “R(B)4” to facilitate private residential development at the Site subject to a maximum PR of 1.8 and maximum BH of 146 mPD (**Plan Z-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) at this meeting.

**2 Request for Deferment**

On 21.3.2022, the applicant’s representative wrote to the Secretary, Town Planning Board (the Board) and requested the Board to defer making a decision on the application for two months in order to allow more time for preparation of Further Information (FI) to address comments from relevant departments (**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, 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.
- 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 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 for the Committee's consideration at the next meeting.

### **5 Attachments**

**Appendix I**  
**Plan Z-1**

Applicant's Representative Letter 21.3.2022  
Location plan

**PLANNING DEPARTMENT**  
**APRIL 2022**