

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

APPLICATION NO. Y/ST/54
(for 2nd Deferment)

- Applicant** : Royal Billion Investment Limited represented by Llewelyn-Davies Hong Kong Ltd
- Site** : Lots 379 and 380RP in D.D. 186, Tung Lo Wan Hill Road, Sha Tin, New Territories
- Site Area** : About 15,410m²
- Lease** : (a) Lot 379 in D.D. 186 (about 118m²)
(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 237.8m²)
(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 in D.D. 186 (about 15,292m²) – New Grant Agriculture Lot
- Plan** : Draft Sha Tin Outline Zoning Plan (OZP) No. S/ST/35
- 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

- 1.1 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 a private residential development at the Site subject to a maximum PR of 1.8 and a maximum BH of 146 mPD (**Plan Z-1**).
- 1.2 On 1.4.2022, the Committee agreed to defer making a decision on the application for two months at the request of the applicant in order to allow more time for preparation of Further Information (FI) to address comments from relevant departments.
- 1.3 The applicant has made pre-submissions including revised development schemes with changes in layout and site boundary in April and May 2022 to seek departmental comments. The application is scheduled for consideration by the

Rural and New Town Planning Committee (the Committee) at this meeting.

2 Request for Deferment

On 26.5.2022, the applicant's representative wrote to the Secretary, Town Planning Board (the Board) and requested the Board to further 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 application has been deferred once for two months at the request of the applicant to allow more time for the preparation of FI to address departmental comments. Since the last deferment on 1.4.2022, the applicant has made pre-submission including revised development schemes with changes in layout and site boundary with a view to addressing departmental comments. The current request for deferment for an additional two months is to allow more time for the applicant to revise the FI and to resolve outstanding departmental comments.
- 3.2 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 more time for the applicant to prepare FI to address comments from relevant departments.
- 3.3 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. The second deferment should be the last deferment 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 for the Committee's consideration at the next meeting.

5 Attachments

Appendix I
Plan Z-1

Applicant's Representative Letter 26.5.2022
Location plan