

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

**APPLICATION NO. Y/ST/58**

*(for 1<sup>st</sup> Deferment)*

<b><u>Applicant</u></b>	: Royal Billion Investment Limited represented by Llewelyn-Davies Hong Kong Ltd.
<b><u>Site</u></b>	: Lot 380 RP (Part) in D.D.186, Tung Lo Wan Hill Road, Sha Tin
<b><u>Site Area</u></b>	: About 6,150m <sup>2</sup>
<b><u>Lease</u></b>	Lot 380 RP in D.D. 186 – New Grant No. 7022 Agricultural Lot
<b><u>Plan</u></b>	: Draft Sha Tin Outline Zoning Plan (OZP) No. S/ST/35 (at the time of submission)  Approved Sha Tin Outline Zoning Plan (OZP) No. S/ST/36 (currently in force)
<b><u>Zoning</u></b>	: “Green Belt” (“GB”) (about 98% of the Site) with a small portion in “Government, Institution or Community” (“G/IC”) (about 2% of the Site) (at the time of submission and remains unchanged)
<b><u>Proposed Amendment</u></b>	: To rezone the application site from “GB” and “G/IC” to “Residential (Group B)3” (“R(B)3”) subject to maximum plot ratio (PR) of 2.5 and maximum building height (BH) of 140mPD

**1. Background**

On 15.9.2022, the applicant submitted a s.12A planning application to rezone the application site (the Site) from “GB” (about 98%) and “G/IC” (about 2%) to “R(B)3” to facilitate a private residential development at the Site subject to a maximum PR of 2.5 and a maximum BH restriction of 140mPD.

## 2. **Request for Deferment**

On 30.11.2022, the applicant's representative wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer the consideration of the application for one month in order to allow more time to prepare further information (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, 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 issue(s).

3.2 Should the Rural and New Town Planning Committee (the Committee) of the Board 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 one month 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**

<b>Appendix I</b>	Letter dated 30.11.2022 from the applicant's representative
<b>Plan Z-1</b>	Location Plan

**PLANNING DEPARTMENT  
DECEMBER 2022**