

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

APPLICATION NO. Y/SK-HC/4
(for 1st Deferment)

- Applicant:** Yip Tin Leung represented by Albert So Surveyors Limited
- Site:** Lot 764 in D.D.249 and adjoining Government Land, Wang Che, Sai Kung, New Territories
- Site Area:** About 259.03 m² (including about 194 m² Government Land)
- Land Status:** (a) Private Land (about 25%) held under New Grant No. 8351 and granted by way of exchange for Small House development on 17.6.1994
(b) Government Land (about 75%)
- Plan:** Approved Ho Chung Outline Zoning Plan (OZP) No. S/SK-HC/11
- Zonings:** “Conservation Area” (“CA”) (about 97%)
“Village Type Development” (“V”) (about 3%)
- Proposed Amendment:** To rezone the application site from “CA” and “V” to “V”

1. Background

On 26.11.2018, the applicant proposes to rezone the application site from “CA” and “V” to “V” (**Plan Z-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) on 22.2.2019.

2. Request for Deferment

On 25.1.2019, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months so as to allow time to address the 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. 33) in that the applicant needs more time to address the 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 Information (FI) from the applicant. If the FI submitted by the applicant 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 applicant should be advised that the Committee has allowed two months 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 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 25.1.2019 from the applicant's representative
Location Plan

PLANNING DEPARTMENT
FEBRUARY 2019