

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

**APPLICATION NO. Y/SK-HC/4**  
*(for 4<sup>th</sup> 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 m<sup>2</sup> (including about 194 m<sup>2</sup> 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” to “V”

**1. Background**

- 1.1 On 26.11.2018, the applicant proposes to rezone the application site from “CA” to “V”<sup>1</sup> (**Plan Z-1**).
- 1.2 On 22.2.2019, 5.7.2019 and 29.11.2019, 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 each, as requested by the applicant, to allow time for the applicant to address the departmental comments. The applicant submitted Further Informations (FIs) on 9.4.2019, 5.9.2019, 13.9.2019 and 23.1.2020.

**2. Request for Deferment**

- 2.1 On 20.3.2020, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for further two

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<sup>1</sup> A minor portion (3%) of the Site falls within an area zoned “V”, according to the Notes of the OZP, ‘House (NTEH only)’ is always permitted within the “V” zone. The “V” zone portion of the Site has been included the calculation of site area.

months so as to allow time to address the departmental comments (**Appendix I**). *On 20.5.2020, the applicant's representative confirmed that they would proceed with the deferral request (Appendix Ia).*

2.2 In light of the special work arrangement for government departments due to the novel coronavirus infection, the meeting originally scheduled for 3.4.2020 for consideration of the application has been rescheduled, and the Board has agreed to adjourn consideration of the application. The application is now scheduled for consideration by the Committee at this meeting.

### **3. Planning Department's Views**

3.1 The application has been deferred three times for two months each at the request of the applicant to allow time to address the departmental comments. Since the last deferment, the applicant has submitted FI including responses to departmental comments and Sewerage Impact Assessment. The applicant needs more time to resolve the comments from government departments.

3.2 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 comments from relevant government department, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.

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 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. Since it is the fourth deferment of the application, the applicant should be advised that the Board has allowed a total of eight months for preparation of submission of FI, this is the last deferment and no further deferment would be granted.

### **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**  
**Appendix Ia**  
**Plan Z-1**

Letter dated 20.3.2020 from the applicant's representative  
*Email dated 20.5.2020 from the applicant's representative*  
Location Plan

**PLANNING DEPARTMENT**  
**MAY 2020**