

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

**APPLICATION NO. Y/ST/38**  
*(for 1<sup>st</sup> Deferment)*

- Applicant** : Royal Billion Investment Limited represented by Llewelyn-Davies Hong Kong Limited
- Plan** : Draft Sha Tin Outline Zoning Plan (OZP) No. S/ST/33
- Application Site** : Lots 379 and 380 RP in D.D.186, Tung Lo Wan Hill Road, Sha Tin
- Site Area** : About 15,410m<sup>2</sup>
- Lease** : (a) Lot 379 –  
(i) New Grant Building Lot  
(ii) No house erected on the lot shall be more than two storeys in height  
(iii) No building erected on the lot shall be used as “Chai Tong” or for any other purpose of a similar nature  
  
(b) Lot 380 RP – New Grant Agricultural Lot
- Zoning** : “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”)

**1. The Proposal**

On 27.12.2017, the applicant seeks planning permission to rezone the application site from “GB” and “G/IC” to “R(B)4” for residential development subject to a maximum plot ratio of 2.3 and a maximum building height restriction of 172mPD (**Plan Z-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) on 16.3.2018.

**2. Request for Deferment**

On 28.2.2018, the applicant’s representative wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the application for two months so as to allow time for preparation of further information to address the comments from relevant Government departments (**Appendix I**).

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

- 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 prepare further information to address 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 submission from the applicant. If the further information 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 further information, 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 28.2.2018 from the applicant's representative  
Location plan

**PLANNING DEPARTMENT  
MARCH 2018**