

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

APPLICATION NO. Y/NE-TK/18
(for 1st Deferment)

- Applicant** : Mr. Sayaka NG
- Plan** : Approved Ting Kok Outline Zoning Plan (OZP) No. S/NE-TK/19
- Application Site** : Lots 321 RP, 322 RP, 383, 384 RP, 385 RP, 388, 390, 393, 394, 395, 396 RP, 420, 422, 426, 427, 428, 429 and 430 in D.D. 17, lots 321, 322, 323 S.A, 323 S.B, 323 S.C, 324, 1019 RP, 1020 RP, 1022, 1023 S.A, 1023 S.B, 1023 S.C, 1023 S.D, 1023 S.E, 1023 S.F, 1023 S.G, 1023 RP, 1024 S.A, 1024 S.B, 1024 S.C, 1024 S.D, 1024 S.E, 1024 RP, 1025 S.A, 1025 S.B, 1025 RP, 1026, 1027, 1028 S.A, 1028 S.B, 1028 S.C, 1028 S.D, 1028 RP, 1029, 1038, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1048 S.A, 1048 S.B, 1049, 1050, 1052, 1053, 1057, 1058, 1059, 1060, 1061, 1063, 1095, 1097, 1098 and 1099 in D.D. 29, Ting Kok, Tai Po, New Territories
- Site Area** : About 18,423 m²
- Lease** : Block Government Leases (demised for agricultural use)
- Zonings** : “Agriculture” (“AGR”) (about 95%)
‘Road’ (about 5%)
- Proposed Amendment** : To rezone the application site from “AGR” and area shown as ‘Road’ to “Residential (Group C) 1” (“R(C)1”)

1. Background

On 10.6.2020, the applicant sought planning permission to rezone the application site (the Site) (**Plan Z-1**) from “AGR” and area shown as ‘Road’ to “R(C)1” for the development of 176 flats with a plot ratio of 0.6, site coverage of 15% and 4 storeys (about 12m) high. The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) on 4.9.2020.

2. Request for Deferment

On 7.8.2020, the applicant 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 for preparation of 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 deferment as the justification for deferment meets 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 FI 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 making 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 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 7.8.2020 from the applicant
Location plan

PLANNING DEPARTMENT
SEPTEMBER 2020