

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

APPLICATION NO. Y/NE-TK/17
(for 1st Deferment)

<u>Applicant</u>	Magical Moment Investments Limited represented by Centaline Commercial
<u>Plan</u>	Approved Ting Kok Outline Zoning Plan No. S/NE-TK/19
<u>Application Site</u>	Lots 253 S.A ss.1, S.A ss.2, SA ss.3, S.A ss.4, S.A ss.5, S.A ss.6 and S.A RP in D.D. 23, Ting Kok, Tai Po, New Territories
<u>Site Area</u>	About 936.487 m ²
<u>Lease</u>	Block Government Lease (demised for agricultural use)
<u>Zoning</u>	“Agriculture” (“AGR”)
<u>Proposed Amendment</u>	To rezone the Application Site from “AGR” to “Residential (Group C)1” (“R(C)1”)

1. Background

On 20.6.2019, the applicant sought planning permission to rezone the application site (the Site) (**Plan Z-1**) from “AGR” to “R(C)1” for the development of 4 houses with a plot ratio of 0.5, site coverage of 25% and 3 storeys (13m) 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 20.9.2019.

2. Request for Deferment

On 19.8.2019, 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 for preparation of further information 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 further information in response to 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 Letter dated 19.8.2019 from the applicant's representative
Plan Z-1 Location plan

**PLANNING DEPARTMENT
SEPTEMBER 2019**