

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

APPLICATION NO. Y/TP/26
(for 3rd Deferment)

- Applicant** Hobman Company Limited represented by Llewelyn-Davies Hong Kong Limited
- Site** Various lots in D.D. 12 and D.D 14 and adjoining Government land, Tung Tsz, Tai Po, New Territories
- Site Area** About 80,061m² (including Government land of about 12,635m²)
- Site A: About 64,025m²
- Site B: About 16,036m²
- Lease** (a) Block Government Lease (demised for agricultural use) (about 84.2%)
(b) Government land (about 15.8%)
- Plan** Draft Tai Po Outline Zoning Plan (OZP) No. S/TP/27 (currently in force)
Approved Tai Po OZP No. S/TP/26 (at the time of submission of application)
- Zoning** “Green Belt” (“GB”)
- Proposed Amendment** Rezoning from “GB” to “Comprehensive Development Area (2)” (“CDA(2)”) and “Comprehensive Development Area (3)” (“CDA(3)”)

1. Background

- 1.1 On 16.5.2017, the applicant, represented by Llewelyn-Davies Hong Kong Limited, proposed to rezone the application site (the Site) at Tung Tsz, Tai Po, from “GB” to “CDA(2)” for private housing development at Site A subject to a maximum domestic plot ratio (PR) of 2.1 and a maximum building height (BH) of 79.65mPD and to “CDA(3)” for subsidized housing development at Site B subject to a maximum domestic PR of 3.41 and non-domestic PR of 0.12 and a maximum BH of 77.3mPD (**Plan Z-1**).
- 1.2 On 11.8.2017, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer a decision on the application for two months, as requested by the applicant, to allow time for preparation of further information to address departmental comments.

Accordingly, the applicant submitted further information on 20.9.2017, 10.10.2017 and 31.10.2017 providing revised development scheme together with revised technical assessments including Traffic Impact Assessment (TIA), Environmental Assessment, Sewerage Impact Assessment, Drainage Impact Assessment, Visual Impact Assessment, Water Supply Impact Assessment, a new Air Ventilation Assessment, a revised Landscape Design and Tree Preservation Proposal and responses to address departmental and public comments.

- 1.3 On 26.1.2018, the Committee agreed to defer consideration of the application for another two months, as requested by the applicant, so as to allow time for preparation of further information to further address departmental comments as well as public comments.

2. Request for Deferment

- 2.1 On 20.3.2018 and 22.3.2018, the representative of the applicant wrote to the Secretary of the Board and requested the Board to further defer making a decision on the application for a period of two months so as to allow time for further refinement of the rezoning proposal and update all relevant technical assessments to address departmental and public concerns (**Appendices Ia and Ib**).
- 2.2 According to the applicant, a meeting was held with a Tai Po District Councillor and representative of Tung Tsz Development Concern Group on 11.1.2018 for presentation of the development scheme and providing initial feedback to their concerns. In response to the departmental and public comments, specific attention was given to review the proposed development intensity and explore further reduction and variation in building heights for the whole development to enhance its compatibility with the surroundings. Regarding traffic aspect, the access arrangement and the mitigation measures as proposed in the TIA are also being reviewed. More time is required for formulation of the revised scheme and updating of all relevant technical assessments.

3. Planning Department's Views

- 3.1 The application has been deferred twice for a total for four months upon the request of the applicant to allow more time to prepare further information to address the departmental and public comments. Since the last deferment in January 2018, the applicant has not submitted any further information and majority of the 368 public comments received raised objection to the application.
- 3.2 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 to address departmental comments, 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 further information 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 a further two months for preparation of submission of further information. Since it is the third deferment of the application, and the Committee has allowed a total of six months including the previous deferments for preparation of submission of further information, 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**

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| Appendices Ia and Ib | Letters dated 20.3.2018 and 22.3.2018 from the applicant's representative requesting for deferment |
| Plan Z-1 | Location plan |

**PLANNING DEPARTMENT
APRIL 2018**