

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

**APPLICATION NO. Y/TP/28**  
***(for 2<sup>nd</sup> Deferment)***

- Applicant** : Ford World Development Limited represented by Townland Consultants Limited
- Site** : Various lots in D.D. 34 and D.D.36 and adjoining Government Land, Tsiu Hang, Tai Po
- Site Area** : About 3.64 ha (including Government Land of about 21,840m<sup>2</sup>)
- Lease** : (a) Block Government Lease (demised for agricultural/ house use) (totally about 14,603 m<sup>2</sup> or 40% of the Site)  
(b) Government land (about 21,840m<sup>2</sup> or 60% of the Site)
- Plan** : Approved Tai Po Outline Zoning Plan (OZP) No. S/TP/28
- Zoning** : “Residential (Group C)10” (“R(C)10”), restricted to:  
- a maximum plot ratio (PR) of 1.2; and  
- a maximum building height (BH) of 55mPD and 65mPD for Site A and Site B respectively
- Proposed Amendment** : Rezoning from “R(C)10” to “Residential (Group B)11” (“R(B)11”) subject to a maximum PR of 3.6 and maximum BHs of 60mPD and 70mPD for Site A and Site B respectively

**1. Background**

- 1.1. On 4.6.2019, the applicant sought planning permission to rezone the application site (the Site) from “R(C)10” to “R(B)11” on the approved Tai Po OZP No. S/TP/28 to facilitate a proposed residential development at the Site (**Plan Z-1**).
- 1.2. On 2.8.2019, 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’s representative, to allow time for the applicant to prepare further information (FI) to address departmental and public comments. FI was submitted on 4.10.2019 and 16.10.2019 including responses to departmental comments, replacement page of Master Layout Plan, revised/supplementary pages for supplementary planning statement, visual impact assessment, air ventilation and environmental assessment, drainage impact assessment, sewerage impact assessment, revised traffic impact assessment and land registry record. The application is scheduled for consideration by the Committee on 3.1.2020.

## 2. **Request for Deferment**

- 2.1. On 9.12.2019, the applicant's representative wrote to the Secretary of the Board and requested the Board to further defer making a decision on the application for two months so as to allow time for preparation of FI to address the departmental and public comments received (**Appendix I**).

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

- 3.1. The application has been deferred once for two months at the request of the applicant to allow more time to address departmental and public comments. Since the first deferment on 2.8.2019, the applicant's representative has submitted FI providing responses to departmental comments, replacement page of Master Layout Plan, revised/ supplementary pages for supplementary planning statement, visual impact assessment, air ventilation and environmental assessment, drainage impact assessment, sewerage impact assessment, revised traffic impact assessment and land registry record. According to the applicant's representative, more time is needed to address further comments received from government departments and the public.
- 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 prepare FI in response to departmental and public 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 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. Since it is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of four 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 for the Committee's consideration at the next meeting.

## 5. **Attachments**

<b>Appendix I</b>	Letter dated on 9.12.2019 from the applicant's representative
<b>Plan Z-1</b>	Location Plan