

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

APPLICATION NO. Y/TP/28
(for 3rd Deferment)

- Applicant** : Ford World Development Limited represented by Townland Consultants Limited
- Plan** : Approved Tai Po Outline Zoning Plan (OZP) No. S/TP/28
- Application 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 21,840m² or 60% of the Site)
- Lease** : Block Government Lease (demised for agricultural/house use) (about 14,603 m² or 40% of the Site)
- 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 in the northern portion and 65mPD in the southern portion]
- Proposed Amendment** : Rezoning from “R(C)10” to “Residential (Group B)11” (“R(B)11”)
[Proposed to be restricted to a maximum PR of 3.6 and a maximum BH of 55mPD in the northern portion and 65mPD in the southern portion]

1. Background

- 1.1. On 4.6.2019, the applicant sought planning permission to rezone the application site (the Site) (**Plan Z-1**) from “R(C)10” to “R(B)11” on the approved Tai Po OZP No. S/TP/28 for proposed increase in PR restriction from 1.2 to 3.6.
- 1.2. On 2.8.2019 and 3.1.2020, 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 each, as requested by the applicant’s representative, to allow time for the applicant to prepare further information (FI) to address departmental and public comments. On 28.2.2020, the applicant submitted FI in response to departmental and public comments. The application is scheduled for consideration by the Committee on 29.5.2020.

2. **Request for Deferment**

On 13.5.2020, 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 twice for a total period of four months at the request of the applicant to allow more time to address departmental and public comments. Since the second deferment on 3.1.2020, the applicant has submitted FI providing responses to comments, including supplementary information related to impact assessments on the environment, traffic, visual, drainage, sewage and air ventilation as well as revised Master Layout Plan and Landscape Master Plan. In order to allow more time to address departments' further comments on the technical aspects of the proposal, the applicant requests the committee to defer a decision on the application for another two months.

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 third deferment of the application, the applicant should be advised that the Committee has allowed a total of six 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**

Appendix I	Letter dated 13.5.2020 from the applicant's representative
Plan Z-1	Location Plan