

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

**APPLICATION NO. Y/TP/31**

*(for 1<sup>st</sup> 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 83,226m<sup>2</sup> (including Government land of about 13,035m<sup>2</sup> or 16% of the Site)
- Site A: about 67,190m<sup>2</sup> or 81% of the Site (including the proposed public road of about 2,285m<sup>2</sup>)
  - Site B: about 16,036m<sup>2</sup> or 19% of the Site
- Lease** : Block Government Lease (demised for agricultural use) (about 69,962m<sup>2</sup> or 84% of the Site)
- Plan** : Approved Tai Po Outline Zoning Plan (OZP) No. S/TP/28
- 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**

On 30.9.2019, the applicant sought planning permission to rezone the application site (the Site) (**Plan Z-1**) from “GB” to “CDA(2)” (i.e. Site A) for private housing development with a maximum plot ratio (PR) of 1.12 and “CDA(3)” (i.e. Site B) for subsidized housing development with maximum domestic and non-domestic PR of 1.94 and 0.12 respectively. Both “CDA(2)” and “CDA(3)” zones will be subject to a maximum building height (BH) restriction of 13 storeys. The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) on 24.4.2020.

**2. Request for Deferment**

On 1.4.2020, 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 more 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 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 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** Letter dated 1.4.2020 from the applicant's representative  
**Plan Z-1** Location Plan

**PLANNING DEPARTMENT  
APRIL 2020**