

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

APPLICATION NO. Y/TP/38

(for 2nd Deferment)

- Applicant** : Fantastic State Limited represented by KTA Planning Limited
- Site** : Tai Po Town Lot (TPTL) 183 S.A ss.1 (Part) and ss.2 (Part), Various Lots in D.D. 11 and Adjoining Government Land (GL), Fung Yuen, Tai Po, New Territories
- Site Area** : About 29,914m² (including GL of about 10,618m²)
- Lease** : (a) TPTL 183 S.A ss.1 and ss.2 held under New Grant No. 20412 (“Agricultural Portion” restricted to agricultural uses)
(b) Remaining Lots: Block Government Lease (demised for agricultural use)
- Plan** : Approved Tai Po Outline Zoning Plan (OZP) No. S/TP/30 (at the time of submission)
Draft Tai Po OZP No. S/TP/31 (currently in force)
- Zonings** : (i) “Comprehensive Development Area (1)” (“CDA(1)”) (about 89% of the Site) (Area A)
[restricted to a maximum domestic plot ratio of 0.64 and maximum building heights (BHs) of one storey and ranges from 17 storeys to 28 storeys]
(ii) “Government, Institution or Community” (“G/IC”) (about 11% of the Site) (Area B)
[restricted to a maximum BH of 2 storeys]
- Proposed Amendments** : (i) To rezone the application site (Area A) from “CDA(1)” to “Residential (Group B)13” (“R(B)13”) subject to a maximum domestic gross floor area (GFA) of 95,641m², a maximum non-domestic GFA of 800m², and a maximum BH of 102mPD
(ii) To amend the BH restriction (BHR) for the “G/IC” zone of the application site (Area B) from two to eight storeys

1. Background

- 1.1 On 7.11.2022, the applicant submitted the current application to rezone the application site (Area A) from “CDA(1)” to “R(B)13” to facilitate a proposed residential development with retail facilities and public vehicle park, and amend the BHR for the “G/IC” zone of the application site (Area B) for a residential care home for the elderly cum day care unit (**Plan Z-1**).

- 1.2 On 22.11.2024, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months, as requested by the applicant, to allow time for preparation of further information (FI) to address departmental comments.
- 1.3 On 15.1.2025 and 27.3.2025, the applicant submitted FI to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 9.6.2025, 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 in order to allow more time for preparation of FI to address the departmental comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for the second deferment as the justification for deferment meets the criteria as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33A¹) in that the deferment would allow the applicant to prepare FI to address outstanding issues.
- 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 FI from the applicant. If the FI submitted by the applicant is not substantial and could 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 total of four months for preparation of the submission of FI. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

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 9.6.2025 from the Applicant's Representative
Plan Z-1	Location Plan

PLANNING DEPARTMENT
JUNE 2025

¹ TPB PG – No. 33A is applicable to this application which was received before the promulgation of the revised guidelines TPB PG – No. 33B on 1.9.2023.