

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

APPLICATION NO. Y/TP/42

(for 1st Deferment)

<u>Applicant</u>	: Dragon Dynamic Development Limited and Great China Limited represented by Arup Hong Kong Limited
<u>Site</u>	: Various Lots in D.D. 32 and Adjoining Government Land (GL), Wong Yi Au, Tai Po, New Territories
<u>Site Area</u>	: About 19,876.89m ² (including GL of about 8,325.09m ² or about 41.9% of the Site)
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Approved Tai Po Outline Zoning Plan (OZP) No. S/TP/32
<u>Zonings</u>	: (i) “Green Belt” (“GB”) (about 19,519.1m ² or 98.2%) (ii) “Village Type Development” (“V”) (about 357.8m ² or 1.8%) <i>[restricted to a maximum BH of 3 storeys]</i>
<u>Proposed Amendments</u>	: To rezone the application site from “Green Belt” and “Village Type Development” to “Residential (Group B) 13” and to amend the Notes of the zone applicable to the site

1. Background

On 17.4.2026, the applicant submitted the current application to rezone the application site from “GB” and “V” to “R(B)13” to facilitate a proposed residential development with a proposed access road at the Site (**Plan Z-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting.

2. Request for Deferment

On 17.7.2026, 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 prepare 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 the first 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, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the deferment would allow the applicant to prepare FI to address departmental comments.
- 3.2 Should the Committee agree to defer a decision on the application, the application will be submitted to the Committee for consideration within two 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 two months for preparation of the 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
Plan Z-1

Letter dated 17.7.2026 from the Applicant's Representative
Location Plan

PLANNING DEPARTMENT
JULY 2026