RNTPC Paper No. Y/TP/42A
For Consideration by the
Rural and New Town Planning
Committee on 20.11.2026

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

APPLICATION NO. Y/TP/42

(for 2nd Deferment)

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

1. Background

1.1 On 17.4.2026, the applicants 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**).

1.2 On 24.7.2026, 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 applicants, to allow time for preparation of Further Information (FI) to address departmental comments.

1.3 On 21.8.2026 and 24.9.2026, the applicants' representative submitted FI to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 13.11.2026, the applicants' 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 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 second 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 applicants 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 applicants. If the FI submitted by the applicants 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 period 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 applicants' 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 13.11.2026 from the Applicants' Representative
Plan Z-1	Location Plan

PLANNING DEPARTMENT
NOVEMBER 2026