

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

**APPLICATION NO. Y/MOS/7**  
***(for 1<sup>st</sup> Deferment)***

<b><u>Applicant</u></b>	: Oriental United Consultants Limited, represented by Vision Planning Consultants Limited
<b><u>Site</u></b>	: Lots No. 148 S.A RP (Part), 148 S.B RP (Part), 149 RP, 150 S.A, 150 S.B and 151 in D.D. 206 and adjoining Government Land, west of Wu Kai Sha Road, Ma On Shan, New Territories
<b><u>Site Area</u></b>	: About 4,325m <sup>2</sup> (including Government Land of about 2,152m <sup>2</sup> )
<b><u>Leases</u></b>	: <u>Lot No. 148 S.A RP (Part), 148 S.B RP (Part) and 149 RP</u> Block Government Lease (demised for Padi use)  <u>Lot No. 150 S.A, 150 S.B and 151</u> Block Government Lease (demised for Waste use)
<b><u>Plan</u></b>	: Draft Ma On Shan Outline Zoning Plan (OZP) No. S/MOS/27
<b><u>Zoning</u></b>	: “Government, Institution or Community” (“G/IC”)
<b><u>Proposed Amendment</u></b>	: To rezone the application site from “G/IC” to “Residential (Group B)6” (“R(B)6”) and amend the Notes of the zone applicable to the site

**1. Background**

On 26.10.2023, the applicant submitted the s.12A planning application to rezone the application site (the Site) from “G/IC” to “R(B)6” and amend the Notes applicable to 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 13.12.2023, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer the consideration of the application for two months in order to allow time to prepare further information (FI) to address departmental comments (**Appendix I**).

### **3. Planning Department's View**

- 3.1 The Planning Department has no objection to the request for the first 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. 33B) in that this is the first deferment requested by the applicant and 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 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 to the Committee for consideration at the next meeting.

### **5. Attachments**

**Appendix I**  
**Plan Z-1**

Letter dated 13.12.2023 from the applicant's representative  
Location plan

**PLANNING DEPARTMENT**  
**DECEMBER 2023**