

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

APPLICATION NO. Y/MOS/7
(for 2nd Deferment)

- Applicant** : Oriental United Consultants Limited, represented by Vision Planning Consultants Limited
- Site** : 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
- Site Area** : About 4,255m²
(including Government Land of about 2,090m²)
- Leases** : Lot No. 148 S.A RP (Part), 148 S.B RP (Part) and 149 RP
Block Government Lease (demised for Padi use)
- Lot No. 150 S.A, 150 S.B and 151
Block Government Lease (demised for Waste use)
- Plan** : Draft Ma On Shan Outline Zoning Plan (OZP) No. S/MOS/27
- Zoning** : “Government, Institution or Community” (“G/IC”)
- Proposed Amendment** : 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

- 1.1 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**) to facilitate a private residential development with social welfare facilities and public vehicle park (excluding container vehicle).
- 1.2 On 22.12.2023, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer a decision on the application for two months, as requested by the applicant, to allow more time to prepare further information (FI) to address departmental comments.
- 1.3 On 21.2.2024, 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 11.4.2024, 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 second 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, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the applicant needs more time to prepare FI to address further 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 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 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 for the Committee's consideration at the next meeting.

5. **Attachments**

Appendix I	Letter dated 11.4.2024 from the applicant's representative
Plan Z-1	Location plan

PLANNING DEPARTMENT
APRIL 2024