

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

APPLICATION NO. Y/NE-MKT/1

(for 2nd Deferment)

<u>Applicants</u>	: Hong Kong International Innovation and Technology Hub Limited and Greater China Development Limited represented by Arup Hong Kong Limited
<u>Site</u>	: Various Lots in D.D. 82 and 86 and Adjoining Government Land (GL), Man Kam To, New Territories
<u>Site Area</u>	: About 125,863m ² (including GL of about 34,992m ² , or about 27.8% of the Site)
<u>Lease</u>	: (a) Lot 1499 in D.D. 82 held under New Grant No. 5423 (for agricultural purpose only) (b) Lots 279 and 285 in D.D. 82: Short Term Waiver for a non-profit making (Government aided) primary school (c) Remaining Lots: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/4
<u>Zonings</u>	: (i) “Agriculture” (“AGR”) (about 96.7%) (ii) “Green Belt” (“GB”) (about 2%) (iii) “Government, Institution or Community” (“G/IC”) (about 1.3%)
<u>Proposed Amendment</u>	: To rezone the application site from “AGR”, “GB” and “G/IC” zones to “Other Specified Uses” annotated “Innovation and Technology Hub” (“OU(I&T Hub)”)

1. Background

- 1.1 On 24.4.2024, the applicants submitted the current application to rezone the application site (the Site) from “AGR”, “GB” and “G/IC” to “OU(I&T Hub)” (**Plan Z-1**) to facilitate the development of an international Innovation and Technology Hub, subject to a maximum non-domestic gross floor area (GFA) of 365,180m² and a maximum domestic GFA of 170,400m² and an overall building height profile ranging from 80mPD to 120mPD.
- 1.2 On 16.8.2024, 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 applicants, to allow more time for preparation of further information (FI) to address departmental comments.

- 1.3 On 11.9.2024, 4.10.2024 and 16.10.2024, the applicants submitted FI to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 27.11.2024, the applicants' representative wrote to the Secretary of the Town Planning Board (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 justification for deferment meets the criteria 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 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 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 applicants 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 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
Plan Z-1

Email dated 27.11.2024 from the applicants' representative
Location Plan

PLANNING DEPARTMENT
DECEMBER 2024