

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

APPLICATION NO. Y/SK-TMT/7

(for 2nd Deferment)

<u>Applicant</u>	: Mr. POON Key Yuen Jenson
<u>Site</u>	: Lots 36 S.A, 36 S.B and 36 RP in D.D. 256, Tai Mong Tsai, Sai Kung, New Territories
<u>Site Area</u>	: About 1,996 m ²
<u>Lease</u>	: Old Schedule Agricultural Lots held under Block Government Lease
<u>Plan</u>	Approved Tai Mong Tsai and Tsam Chuk Wan Outline Zoning Plan No. S/SK-TMT/4
<u>Zoning</u>	: “Green Belt” (“GB”)
<u>Proposed Amendment</u>	: To rezone the application site from “GB” to “Residential (Group C)1” (“R(C)1”)

1. Background

- 1.1 On 28.10.2022, the applicant submitted the current application to rezone the application site from “GB” to “R(C)1” to facilitate a proposed residential development (**Plan Z-1**).
- 1.2 On 13.1.2023, the Rural and New Town Planning Committee (the Committee) agreed to defer making a decision on the application for two months as requested by the applicant to allow time to prepare further information (FI) to address departmental comments. No FI has been submitted by the applicant since the last deferment. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 10.3.2023, the applicant wrote to the Secretary, Town Planning Board (the Board) and requested the Board to further defer making a decision on the application for two months in order to allow more time 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, Comments, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33A) in that the applicant needs more time to address the comments from relevant government departments, 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 three 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	Applicant's letter dated 10.3.2023
Plan Z-1	Location Plan

**PLANNING DEPARTMENT
MARCH 2023**