

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

**APPLICATION NO. Y/TP/30**  
*(for 1<sup>st</sup> Deferment)*

- Applicant** : Fantastic State Limited represented by Kenneth To & Associates Limited
- Plan** : Approved Tai Po Outline Zoning Plan (OZP) No. S/TP/28
- Site** : Tai Po Town Lot (TPTL) 183 S.A ss.1 (Part) and Lots 649, 652 S.B., 654, 744 and 851RP (Part) in D.D.11 and adjoining Government Land, Fung Yuen, Tai Po
- Site Area** : About 13,920 m<sup>2</sup> (including Government Land of about 3,898m<sup>2</sup> or 28% of the Site)
- Lease** : (a) TPTL 183 S.A ss.1 (about 8,992m<sup>2</sup> or 65% of the Site)  
(b) Block Government Lease (demised for agricultural use) (about 1,030m<sup>2</sup> or 7% of the Site)
- Zoning** : “Comprehensive Development Area (1)” (“CDA(1)”):  
[Restricted to a maximum domestic plot ratio (PR) of 0.64 and a maximum building height (BH) ranging from 17 storeys to 28 storeys for residential development and one storey for agricultural use]
- Proposed Amendment** : Rezoning from “CDA(1)” to “Residential (Group B)11” (“R(B)11”)

**1. Background**

The applicant submitted a planning application to rezone the application site (the Site) from “CDA(1)” to “R(B)11” with a maximum PR of 5 and maximum BH of 110mPD to facilitate a proposed residential development at 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) on 10.9.2021.

**2. Request for Deferment**

On 27.8.2021, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months so as to allow more time for preparation of further information (FI) to address comments of Transport Department and Drainage Services Department (**Appendix I**).

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

- 3.1 The Planning Department has no objection to the request for 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. 33A)<sup>1</sup> in that the applicant needs more time to prepare FI in response to 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 three months upon receipt of further submission from the applicant. If the FI submitted by the applicant is not substantial and can 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 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**

<b>Appendix I</b>	Letter dated 27.8.2021 from the applicant's representative
<b>Plan Z-1</b>	Location Plan

**PLANNING DEPARTMENT  
SEPTEMBER 2021**

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<sup>1</sup> The number of deferments to be granted as stipulated under TPB PG-No.33A is not applicable to this application which was received before the promulgation of the revised guidelines on 24.8.2021.