

RNTPC Paper No. Y/YL-MP/6
For Consideration by
the Rural and New Town
Planning Committee
on 18.3.2022

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

APPLICATION NO. Y/YL-MP/6
(for 1st Deferment)

- Applicant** : Capital Chance Limited represented by KTA Planning Limited
- Site** : Lots 3054 S.A RP, 3098 RP, 3100 RP, 3108 RP, 3109 RP, 3110, 3111, 3112, 3113, 3114, 3115 RP, 3119 RP, 3122 RP, 3123, 3124, 3126, 3131 RP, 3131 S.B RP, 3131 S.C, 3131 S.D, 3132 RP, 3146, 3147 RP, 3148, 3150 RP, 3152, 3153 RP, 3156 RP, 3156 S.B, 3158 RP, 3162, 3163, 3164 RP, 3164 S.A, 3167, 3168, 3171, 3173, 3176, 3177, 3178, 3179, 3180 RP, 3181 RP, 3182 RP, 3189 RP, 3190, 3191, 3192 RP, 3193 RP, 3194 RP in D.D. 104 and Adjoining Government Land (GL), Kam Pok Road, Mai Po, Yuen Long
- Site Area** : About 65,690 m² (including about 8,830 m² of GL (about 13.4%))
- Lease** : Block Government Lease (demised agricultural use)
- Plan** : Approved Mai Po and Fairview Park Outline Zoning Plan (OZP) No. S/YL-MP/6
- Zoning(s)** : “Residential (Group D)” (“R(D)”)
- Proposed Amendment** : To rezone the application site from “Residential (Group D)” to “Residential (Group C) 1” and amend the Notes of the zone applicable to the site

1 Background

On 15.9.2021, the applicant submitted a s.12A application to rezone the application site (the Site) from “Residential (Group D)” to “Residential (Group C) 1” and amend the Notes of the zone applicable to the site at the Site (**Plan Z-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) at this meeting.

2 Request for Deferment

On 11.3.2022, the applicant wrote to the Secretary, Town Planning Board (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 outstanding departmental comments (**Appendix 1**).

3 Planning Department's Views

- 3.1 The Planning Department has no objection to the request for deferment as the justification 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 deferment would allow the applicant to prepare FI to address departmental comments, the deferment period is not indefinite and the deferment would not affect the rights or interests of other relevant parties.
- 3.2 Should the Committee agree to defer making 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 two months for preparation of the submission of FI, and no further deferment would be granted unless 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 no acceded to, the application will be submitted to the Committee for consideration at the next meeting.

5 Attachments

Appendix I	Email dated 11.3.2022 from the applicant
Plan Z-1	Location Plan

**PLANNING DEPARTMENT
MARCH 2022**