

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

**APPLICATION NO. Y/NE-TK/18**

*(for 2<sup>nd</sup> Deferment)*

- Applicant** : Mr. Sayaka NG
- Plan** : Approved Ting Kok Outline Zoning Plan (OZP) No. S/NE-TK/19
- Application Site** : Lots 321 RP, 322 RP, 383, 384 RP, 385 RP, 388, 390, 393, 394, 395, 396 RP, 420, 422, 426, 427, 428, 429 and 430 in D.D. 17, lots 321, 322, 323 S.A, 323 S.B, 323 S.C, 324, 1019 RP, 1020 RP, 1022, 1023 S.A, 1023 S.B, 1023 S.C, 1023 S.D, 1023 S.E, 1023 S.F, 1023 S.G, 1023 RP, 1024 S.A, 1024 S.B, 1024 S.C, 1024 S.D, 1024 S.E, 1024 RP, 1025 S.A, 1025 S.B, 1025 RP, 1026, 1027, 1028 S.A, 1028 S.B, 1028 S.C, 1028 S.D, 1028 RP, 1029, 1038, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1048 S.A, 1048 S.B, 1049, 1050, 1052, 1053, 1057, 1058, 1059, 1060, 1061, 1063, 1095, 1097, 1098 and 1099 in D.D. 29, Ting Kok, Tai Po, New Territories
- Site Area** : About 18,423 m<sup>2</sup>
- Lease** : Block Government Leases (demised for agricultural use)
- Zonings** : “Agriculture” (“AGR”) (about 95%)  
‘Road’ (about 5%)
- Proposed Amendment** : To rezone the application site from “AGR” and area shown as ‘Road’ to “Residential (Group C) 1” (“R(C)1”) subject to a maximum plot ratio of 0.6 and maximum building height of 4 storeys

**1. Background**

- 1.1 On 10.6.2020, the applicant submitted a planning application to rezone the application site (the Site) from “AGR” and an area shown as ‘Road’ to “R(C)1” on the approved Ting Kok OZP No. S/NE-TK/19 to facilitate a proposed residential development with 176 flats at the Site (**Plan Z-1**).
- 1.2 On 4.9.2020, 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 applicant, to allow time for the applicant to prepare further information (FI) to address the departmental comments. The application is scheduled for consideration by the Committee on 20.11.2020.

## 2. **Request for Deferment**

On 5.11.2020, the applicant wrote to the Secretary of the Board and requested the Board to defer the consideration of the application for a further 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 application has been deferred once for two months at the request of the applicant to allow more time to address the departmental comments. Since the last deferment on 4.9.2020, submission of relevant technical assessments has yet to be made due to the latest COVID-19 epidemic situation in 2020. According to the applicant, more time is needed for his consultants to prepare assessments to address comments from government departments.

3.2 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. 33) in that the applicant needs more time to prepare FI to address the departmental comments, the deferment period is not indefinite, and the deferment would not affect the interests of other relevant parties.

3.3 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 can be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. Since this is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of 4 months for preparation of FI submission, 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**

**Appendix I**  
**Plan Z-1**

Letter dated 5.11.2020 from the applicant  
Location plan