

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

APPLICATION NO. Y/TKO/5
(for 3rd Deferment)

- Applicant** : Rock Headland Proprietary Limited represented by Lanbase Surveyors Limited
- Site** : Lot 310 in D.D. 224 and adjoining government land, Hang Hau Road, Tseung Kwan O
- Site Area** : About 4,195.29m² (including about 479.2m² government land)
- Land Status** : (a) Private Land (about 88.6%)
(i) Held under New Grant No. 3552 up to 30.6.2047
(ii) For private residential purpose

(b) Government land (about 11.4%)
- Plan** : Approved Tseung Kwan O Outline Zoning Plan (OZP) No. S/TKO/26 (It was draft Tseung Kwan O OZP No. S/TKO/25 at the time of submission)
- Zoning** : “Residential (Group C)1” (“R(C)1”) (about 81%)
“Green Belt” (“GB”) (about 18%)
‘Road’ (about 1%)
- Proposed Amendment** : To rezone the site from “R(C)1”, “GB” and area shown as ‘Road’ to “Residential (Group C)2” (“R(C)2”) and “GB”

1. Background

- 1.1 On 19.10.2018, the applicant submitted an application to rezone the application site (**Plan Z-1**) from “R(C)1”, “GB” and area shown as ‘Road’ to “R(C)2” and “GB”. The proposed “R(C)2” zone will be subject to a maximum plot ratio of 1.0, maximum site coverage of 30% and maximum building height of 4 storeys over one level of carport. The proposed rezoning is intended to facilitate a low-rise and low-density residential development at Lot 310 in D.D. 224.
- 1.2 On 21.12.2018 and 3.5.2019, the Rural and New Town Planning Committee (the Committee) agreed to defer making a decision on the application each for two months as requested by the applicant, so as to allow more time for preparation of further information (FI) in order to address departmental comments. On 21.2.2019, 20.6.2019 and 12.7.2019, the applicant submitted FI including responses to Transport Department (TD)’s comments, revised traffic impact assessment (TIA),

revised master layout plan and block plan. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 14.8.2019, the applicant's 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 another two months so as to allow time for preparation of FI including geotechnical planning review report, visual impact assessment, sewerage impact assessment and noise impact assessment to address departmental comments (**Appendix I**).

3. Planning Department's Views

3.1 The application has been deferred twice for a total of four months at the request of the applicant to allow time to address the departmental comments. Since the second deferment on 3.5.2019, the applicant has submitted FI including revised TIA to address comments from TD. Nevertheless, the applicant needs more time to prepare detailed responses and technical assessments to address comments from other government departments.

3.2 The Planning Department has no objection to the request for 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.33) in that the applicant needs more time to prepare FI to address departmental comments, the deferment period is not indefinite and the deferment would not affect the interest of other relevant parties.

3.3 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 can be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. Since it is the third deferment of the application, the applicant should be advised that the Committee has allowed a total of six months including the previous deferment for preparation and 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**

Appendix I	Letter dated 14.8.2019 from the applicant's representative
Plan Z-1	Location Plan

**PLANNING DEPARTMENT
SEPTEMBER 2019**