

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

**APPLICATION NO. Y/TP/26**  
***( for 2<sup>nd</sup> Deferment )***

- Applicant** Hobman Company Limited represented by Llewelyn-Davies Hong Kong Limited
- Site** Various lots in D.D. 12 and D.D 14 and adjoining Government land, Tung Tsz, Tai Po, New Territories
- Site Area** About 80,061m<sup>2</sup> (including Government land of about 12,635m<sup>2</sup>)  
- Site A: About 64,025m<sup>2</sup>  
- Site B: About 16,036m<sup>2</sup>
- Lease** (a) Block Government Lease (demised for agricultural use) (about 84.2%)  
(b) Government land (about 15.8%)
- Plan** Draft Tai Po Outline Zoning Plan (OZP) No. S/TP/27 (currently in force)  
Approved Tai Po OZP No. S/TP/26 (at the time of submission of application)
- Zoning** “Green Belt” (“GB”)
- Proposed Amendment** Rezoning from “GB” to “Comprehensive Development Area (2)” (“CDA(2)”) and “Comprehensive Development Area (3)” (“CDA(3)”)

**1. Background**

- 1.1 The applicant seeks planning permission to rezone the application site (the Site) at Tung Tsz, Tai Po, from “GB” to “CDA(2)” for private housing development at Site A subject to a maximum domestic plot ratio (PR) of 2.1 and a maximum building height (BH) of 79.65mPD and to “CDA(3)” for subsidized housing development at Site B subject to a maximum domestic PR of 3.41 and non-domestic PR of 0.12 and a maximum BH of 77.3mPD (**Plan Z-1**). On 11.8.2017, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer a decision on the application for two months, as requested by the applicant, to allow time for preparation of further information to address departmental comments.

- 1.2 On 20.9.2017, 10.10.2017 and 31.10.2017, the applicant submitted further information providing revised development scheme together with revised technical assessments including Environmental Assessment, Sewerage Impact Assessment, Drainage Impact Assessment, Visual Impact Assessment, Water Supply Impact Assessment, a new Air Ventilation Assessment, a revised Landscape Design and Tree Preservation Proposal and responses to departmental and public comments. The application is scheduled for consideration by the Committee on 26.1.2018.

## **2. Request for Deferment**

On 8.1.2018, the representative of the applicant wrote to the Secretary of 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 further information to further address departmental comments as well as public comments (**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. 33) in that more time is needed for the applicant to provide further information in response to departmental comments, the deferment period is not indefinite and the deferment would not affect the interest of other 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 information from the applicant. If the further information 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 further information. Since it is the second deferment of the application, the applicant should be advised that the Board has allowed a total of four months for preparation of submission of further information 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 from the applicant's representative dated 8.1.2018 requesting  
for deferment

**Plan Z-1** Location plan

**PLANNING DEPARTMENT  
JANUARY 2018**