

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

**APPLICATION NO. Y/TP/28**  
*(for 1<sup>st</sup> Deferment)*

- Applicant** : Ford World Development Limited represented by Townland Consultants Limited
- Plan** : Approved Tai Po Outline Zoning Plan (OZP) No. S/TP/28
- Application Site** : Various lots in D.D. 34 and D.D.36 and adjoining Government Land, Tsiu Hang, Tai Po
- Site Area** : About 3.64 ha (including Government Land of about 21,840m<sup>2</sup>)
- Lease** : (a) Block Government Lease (95% demised for agricultural use and 5% demised for house use) (totally about 14,603 m<sup>2</sup> or 40% of the site)  
(b) Government land (about 21,840m<sup>2</sup> or 60% of the Site)
- Zoning** : “Residential (Group C)10” (“R(C)10”), restricted to:  
- a maximum plot ratio (PR) of 1.2; and  
- a maximum building height (BH) of 55mPD and 65mPD for Site A and Site B respectively
- Proposed Amendment** : To rezone the application site from “R(C)10” to “Residential (Group B)11” (“R(B)11”), restricted to a maximum PR of 3.6; and maximum BH of 60mPD and 70mPD for Site A and Site B respectively

**1. Background**

On 4.6.2019, the applicant submitted an application to propose rezoning the application site (the Site) (**Plan Z-1**) from “R(C)10” to “R(B)11” on the approved Tai Po OZP No. S/TP/28 to facilitate a proposed residential development at the Site. The application was originally scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) on 16.8.2019.

**2. Request for Deferment**

On 22.7.2019, 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 time to address the departmental and public comments received (**Appendix I**).

**3. Planning Department's Views**

- 3.1. 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 more time is needed for the applicant to prepare further information in response to departmental and public comments, the deferment period is not indefinite and the deferment would not affect the interests 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, 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 for the Committee's consideration at the next meeting.

**5. Attachments**

- Appendix I**            Letter received on 22.7.2019 from the applicant's representative
- Plan Z-1**             Location Plan

**PLANNING DEPARTMENT  
AUGUST 2019**