

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

APPLICATION NO. Y/TP/28
(for 4th 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, New Territories
- Site Area** : About 3.64 ha (including Government land of about 21,840m² or 60% of the Site)
- Lease** : Block Government Lease (demised for agricultural/house use) (about 14,603 m² or 40% 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 in the northern portion and 65mPD in the southern portion]
- Proposed Amendment** : Rezoning from “R(C)10” to “Residential (Group B)11” (“R(B)11”)
[Proposed to be restricted to a maximum PR of 3.6 and a maximum BH of 55mPD in the northern portion and 65mPD in the southern portion]

1. Background

- 1.1 On 4.6.2019, the applicant submitted an application to rezone 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 for proposed increase in maximum PR from 1.2 to 3.6.
- 1.2 On 2.8.2019, 3.1.2020 and 29.5.2020, 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 each, as requested by the applicant, to allow time for preparation of further information (FI) to address departmental and public comments. Upon receipt of the applicant’s FI on 28.10.2020, the application is scheduled for consideration by the Committee on 22.1.2021.

2. Request for Deferment

On 12.1.2021, the applicant's representative wrote to the Secretary of the Board and requested the Board to further defer making a decision on the application for two months so as to allow time for preparation of FI to address the departmental comments received (**Appendix I**).

3. Planning Department's Views

3.1 The application has been deferred three times for a total period of six months at the request of the applicant to address departmental and public comments. Since the third deferment on 29.5.2020, the applicant has submitted revised Master Layout Plan to incorporate proposed social welfare facilities and public vehicle park. Revised Landscape Master Plan and technical assessments on environment, traffic, visual, drainage, sewage and air ventilation aspects were also submitted to reflect the above changes and in response to departmental comments. In order to address departments' further comments on the provision of social welfare facilities as well as technical comments on traffic, drainage, sewage and air ventilation aspects, the applicant needs more time for the preparation of submission of FI.

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 in response to 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 further submission 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. The applicant should be advised that the Committee has allowed a further period of two months for preparation of submission of FI. Since it is the fourth deferment of the application, and the Committee has allowed a total of eight months for preparation of submission of FI, this is the **last deferment** and no further deferment would be granted.

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 dated 12.1.2021 from the applicant's representative
Plan Z-1	Location Plan