

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

APPLICATION NO. Y/TP/31

(for 2nd Deferment)

- Applicant** : Hobman Company Limited represented by Llewelyn-Davies Hong Kong Limited
- Plan** : Approved Tai Po Outline Zoning Plan (OZP) No. S/TP/28
- Site** : Various lots in D.D. 12 and D.D.14 and adjoining Government land, Tung Tsz, Tai Po, New Territories
- Site Area** : About 83,226m² (including government land of about 13,035m²)
- Site A: about 64,905m² (about 78% of site area) (excluding the proposed public road)
 - proposed public road within Site A: about 2,559m² (about 3% of site area)
 - Site B: about 15,762m² (about 19% of site area)
- Lease** : (a) Block Government Lease (demised for agricultural use) (about 84%)
(b) Government land (about 16%)
- Zoning** : “Green Belt” (“GB”)
- Proposed Amendments** : Rezoning from “GB” to “Comprehensive Development Area (2)” (“CDA(2)”) and “Comprehensive Development Area (3)” (“CDA(3)”)
- “CDA(2)” for proposed private housing development (Site A):
- a maximum plot ratio (PR) of 1.12
 - a maximum building height (BH) of 13 storeys
- “CDA(3)” for proposed subsidised housing development (Site B):
- a maximum domestic PR of 1.97
 - a maximum non-domestic PR of 0.12
 - a maximum BH of 13 storeys

1. **Background**

- 1.1 On 30.9.2019, the applicant submitted a planning application to rezone the application site (the Site) (**Plan Z-1**) from “GB” to “CDA(2)” (i.e. Site A) for private housing development with a maximum plot ratio (PR) of 1.12 and “CDA(3)” (i.e. Site B) for subsidized housing development with maximum domestic and non-domestic PR of 1.94 and 0.12 respectively. Both “CDA(2)” and “CDA(3)” zones will be subject to a maximum building height (BH) restriction of 13 storeys.
- 1.2 On 24.4.2020, 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’s representative, to allow time for the applicant to prepare further information (FI) to address departmental comments. Upon receipt of the applicant’s FI on 17.8.2020, the application is scheduled for consideration by the Committee on 6.11.2020.

2. **Request for Deferment**

On 5.10.2020, the applicant’s representative wrote to the Secretary of the Board and requested the Board to further defer the consideration of the application for two months so as to allow more time for preparation of FI to address departmental comments and to liaise with relevant departments on the technical aspects of the proposed road widening (**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 departmental comments. Since the first deferment on 24.4.2020, the applicant’s representative on 17.8.2020, provided responses to departmental and public comments, including supplementary information related to impact assessments on the traffic, sewage, drainage, environment, visual and water supply as well as revised Landscape Master Plan and Tree Preservation and Felling Proposal. According to the applicant’s representative, more time is needed to liaise with relevant departments on the technical aspects of the proposed road widening.
- 3.2 The Planning Department has no objection to the request for deferment as the justification for deferment meets the criteria 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 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. The applicant should be advised that the Committee has allowed further two months for preparation of FI submission. Since it is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of four 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 Letter dated 5.10.2020 from the applicant's representative

Plan Z-1 Location Plan

**PLANNING DEPARTMENT
NOVEMBER 2020**