

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/FLN/22**  
*(for 4<sup>th</sup> Deferment)*

<b><u>Applicants</u></b>	Ho Lam Enterprise Investment Limited and Chi Wah Investment Group Limited represented by Land Supreme Surveyors Limited	
<b><u>Site</u></b>	Lots 517 RP, 518 RP, 521 RP, 522, 523 RP, 524 RP, 525, 526, 527 RP, 532 RP (Part), 533 RP (Part), 534 RP (Part), 539 (Part), 540 (Part), 541 (Part), 542 (Part), 543 (Part), 544, 545, 547 (Part), 548 (Part), 551 (Part), 552 and 553 in D.D. 51 and Adjoining Government Land, Sheung Shui, New Territories	
<b><u>Site Area</u></b>	About 29,034.28m <sup>2</sup> <ul style="list-style-type: none"><li>• Site A: About 20,826.29 m<sup>2</sup> (72%)</li><li>• Site B: About 8,207.99 m<sup>2</sup> (28%)</li></ul>	
<b><u>Lease/ Land Status</u></b>	Block Government Lease (demised for agricultural use) (about 21,282.73 m <sup>2</sup> or 73%) and Government Land (GL) (about 7,752.15 m <sup>2</sup> or 27%) <ul style="list-style-type: none"><li>• Site A: Block Government Lease (about 14,102.10 m<sup>2</sup> or 68%) and GL (about 6,724.19 m<sup>2</sup> or 32%)</li><li>• Site B: Block Government Lease (about 7,178.92 m<sup>2</sup> or 88%) and GL (about 1,029.07 m<sup>2</sup> or 12%)</li></ul>	
<b><u>Plans</u></b>	<ul style="list-style-type: none"><li>• Site A: Approved Fanling North Outline Zoning Plan (FLN OZP) No. S/FLN/2</li><li>• Site B: Approved Fu Tei Au and Sha Ling Outline Zoning Plan (FTA OZP) No. S/NE-FTA/16 and approved FLN OZP No. S/FLN/2</li></ul>	
<b><u>Zonings</u></b>	Site A: Government, Institution or Community (“G/IC”) [ <i>Restricted to a maximum building height of 8 storeys (eastern part) or 5 storeys (western part)</i> ]	About 10,829.79 m <sup>2</sup> (37%)
	“Open Space” (“O”)	About 5,136.16 m <sup>2</sup> (18%)
	“Other Specified Uses” annotated “Sewage Pumping Station” (“OU(SPS)”) [ <i>Restricted to a maximum building height of 15mPD</i> ]	About 818.76 m <sup>2</sup> (3%)

Area shown as 'Road'	About 4,041.57 m <sup>2</sup> (14%)
Site B: "Agriculture" ("AGR") <i>[under approved FTA OZP]</i>	About 7,177.27 m <sup>2</sup> (25%)
"Other Specified Uses" annotated "Amenity Area" ("OU(A)") <i>[under approved FLN OZP]</i>	About 252.60 m <sup>2</sup> (1%)
Area shown as 'Road' <i>[under approved FLN OZP]</i>	About 778.12 m <sup>2</sup> (2%)

**Application** Temporary Shop and Services, Place of Entertainment, Place of Recreation, Sports or Culture (Barbecue Site) and Public Vehicle Park (excluding container vehicle) for a Period of 3 Years

## **1. Background**

- 1.1 On 7.7.2020, the applicant submitted the application to seek planning permission to use the application site (**Plan A-1**) for temporary shop and services, place of entertainment, place of recreation, sports or culture (barbecue site) and public vehicle park (excluding container vehicle) for a period of 3 years. On 4.9.2020, 23.10.2020 and 18.12.2020, the Rural and New Town Planning Committee (the Committee) agreed to defer a decision on the application for one, two and two months respectively (i.e. a total of five months), as requested by the applicant, to allow time for the applicant to prepare further information (FI) to address departmental comments.
- 1.2 Since the last deferment, the applicant has been liaising with Transport Department (TD) to resolve the traffic issues. The application is scheduled for consideration by the Committee at this meeting.

## **2. Request for Deferment**

On 18.2.2021, 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 two months in order to allow time to prepare FI (including a traffic review) to address the comments from TD (**Appendix I**).

## **3. Planning Department's View**

- 3.1 The application has been deferred for three times for a total of five months at the request of the applicant to allow more time to address departmental comments. In order to allow more time to address TD's comments, the applicant requests the Committee to defer a decision on the application for another two months.

- 3.2 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 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 two 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 submission of FI. Since it is the fourth deferment of the application, the applicant should be reminded that the Committee has allowed a total of seven months for preparation of submission of FI, and 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**

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| <b>Appendix I</b> | Letter received on 18.2.2021 from the applicant's representative requesting for deferment |
| <b>Plan A-1</b>   | Location Plan   |

**PLANNING DEPARTMENT  
FEBRUARY 2021**