

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

APPLICATION NO. Y/FSS/14

(2nd Deferment)

- Applicant** : HUI Sai Fan, Sole Executor of the Estate of Late Hui Oi Chow, Deceased represented by Ove Arup & Partner Hong Kong Limited
- Application Site** : Sheung Shui Lot 2 RP and adjoining Government land, New Territories
- Site Area** : 31,623m²(about) (including about 1,762.1m² of Government land)
- Lease** : Building Lot subject to ‘rate and range’ and ‘non-offensive trades’ clauses
- Plan** : Approved Fanling/Sheung Shui Outline Zoning Plan (OZP) No. S/FSS/22
- Zoning** : “Comprehensive Development Area” (“CDA”)
- Proposed Amendment** : To rezone the application site from “CDA” to “ “CDA(1)”

1. Background

- 1.1 On 9.1.2018, the applicant submitted the current application and proposed to rezone the application site (**Plan Z-1**) from “CDA” to “CDA(1)” for a comprehensive development for residential use with provision of open space and other supporting facilities.
- 1.2 On 6.4.2018, the Rural and New Town Planning Committee (the Committee) agreed to defer a decision on the application, as requested by the applicant, to allow two months’ time for the applicant to prepare further information (FI) to address departmental comments. On 1.6.2018, the applicant submitted FI to address the departmental comments. Upon receipt of the FI, the application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 8.8.2018, 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 more time for the applicant to prepare FI to address comments of Transport Department (TD) (**Appendix I**).

3. Planning Department's View

- 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 6.4.2018, the applicant has submitted FI on 1.6.2018, 6.6.2018 and 25.7.2018 to address comments from various departments. However, the applicant needs more time to prepare FI to address TD's further comments.
- 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 further information 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 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 further 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

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| Appendix I | Letter received on 8.8.2018 from the applicant's representative requesting for deferment |
| Plan Z-1 | Location Plan |

**PLANNING DEPARTMENT
AUGUST 2018**