

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

APPLICATION NO. Y/FSS/16

(1st Deferment)

- Applicant** : WONG Kam Kin
- Plan** : Approved Fanling/Sheung Shui Outline Zoning Plan (OZP)
No. S/FSS/24
- Application Site** : Lots 834 and 838 RP in D.D. 52, Tin Ping Road, Sheung Shui, New Territories
- Site Area** : About 1,963m²
- Lease** : Block Government Lease (demised for agricultural use)
- Zoning** : “Village Type Development” (“V”)

[restricted to a maximum building height (BH) of 3 storeys (8.23m)]
- Proposed Amendment** : To rezone the application site from “V” to “Residential (Group B)1” (“R(B)1”) with a maximum plot ratio of 3 and maximum BH of 20 storeys

1. Background

On 3.6.2020, the applicant submitted an application to rezone the application site (**Plan Z-1**) from “V” to “R(B)1” on the approved Fanling/Sheung Shui OZP No. S/FSS/24 to facilitate a proposed residential development. The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting.

2. Request for Deferment

On 3.8.2020, the applicant 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 for the applicant to prepare further information (FI) to address departmental comments (**Appendix I**).

3. Planning Department's View

- 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 the applicant needs more time to prepare FI to address departmental comments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant 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 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 two months for preparation of submission of FI, 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 3.8.2020 from the applicant |
| Plan Z-1 | Location Plan |

**PLANNING DEPARTMENT
AUGUST 2020**