

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/FLN/32
(for 1st Deferment)

- Applicant** : Sun Prosper Company Limited represented by Townland Consultants Limited
- Site** : Fanling/Sheung Shui Town Lot 182 S.A, Lots 2020 S.A and 2021 S.B in D. D. 51 and Adjoining Government Land at Area 14, Fanling North Area New Development Area, New Territories
(New Lot to be known as Fanling/Sheung Shui Town Lot 297 (FSSTL297))
- Site Area** : About 14,432 m² (including about 139.2m² of Government land (about 0.96%))
- Lease** : New Lot to be known as FSSTL 297
- (i) Restricted for non-industrial (excluding godown, hotel and petrol filling station) purposes
 - (ii) Subject to maximum gross floor area (GFA) of not exceeding 103,910.4m²
 - maximum GFA of 17,318.4m² for non-industrial purpose (excluding private residential, godowns, hotels, and petrol filling stations)
 - maximum GFA of 86,592m² for private residential purposes
- Plan** : Approved Fanling North Outline Zoning Plan No. S/FLN/4
- Zoning** : “Residential (Group A) 1”
- [Restricted to a total maximum plot ratio (PR) of 6 (of which the domestic PR should not exceed 5), and a maximum building height (BH) restriction of 115mPD, or the PR and height of the existing building, whichever is the greater.]
- Application** : Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Composite Commercial/Residential Development

1. The Proposal

On 20.8.2024, the applicant sought planning permission for proposed minor relaxation of PR and BH restrictions for permitted composite commercial/residential development at the application site (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee of the Town Planning Board (the Board) at this meeting.

2. Request for Deferment

On 3.10.2024, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months in order to allow time for preparation of further information (FI) to address the departmental comments (**Appendix I**).

3. Planning Department's Views

3.1 The Planning Department has no objection to the request for the first 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, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the deferment would allow the applicant to prepare FI to address outstanding issues.

3.2 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 by the applicant is not substantial and could 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 the 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 to the Committee for consideration at the next meeting.

5. Attachments

Appendix I
Plan A-1

Letter from the applicant's representative dated 3.10.2024
Location Plan

PLANNING DEPARTMENT
OCTOBER 2024