

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/FSS/282
(1st Deferment)

<u>Applicant</u>	Swift Millions Limited represented by Llewelyn-Davies Hong Kong Ltd.
<u>Site</u>	1 Luen Fat Street, Fanling, New Territories
<u>Site Area</u>	About 630m ²
<u>Lease</u>	Lot 5045 in D.D. 51 (New Grant 9436) (a) held under New Grant No. 9436 dated 14.1.1965; (b) for the purpose of a Cinema or Theatre only and part or parts of the ground floor of the building may be used as and for the purpose of shop or shops; and (c) no restriction on gross floor area (GFA)
<u>Plan</u>	Approved Fanling/Sheung Shui Outline Zoning Plan (OZP) No. S/FSS/24
<u>Zoning</u>	“Commercial/Residential” (“C/R”) for site area greater than 340m ² , the site is subject to maximum domestic plot ratio (PR) of 5.0 or non-domestic PR of 9.5; and maximum building height (BH) of 81m
<u>Application</u>	Proposed Minor Relaxation of Domestic PR Restriction for Permitted Residential Development with Commercial Uses

1 Background

On 22.4.2021, the applicant submitted the application to seek planning permission for minor relaxation of domestic PR restriction for permitted residential development with commercial uses on the application site (the Site) (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) on 11.6.2021.

2 Request for Deferment

On 2.6.2021, 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 so as to allow time for preparation of further information in response to departmental comments (**Appendix I**).

3 Planning Department's Views

- 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 need 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.
- 3.2 Should the Committee agree to defer a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of further information 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 Committee's consideration. The applicant should be advised that the Committee has allowed two months for preparation of submission of further information as requested by the applicant, 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

Appendix I	Letter dated 2.6.2021 from the applicant
Plan A-1	Location Plan

**PLANNING DEPARTMENT
JUNE 2021**