

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

APPLICATION NO. Y/FSS/19

(1st Deferment)

<u>Applicant</u>	: HUI, Chun Han Julian represented by Ove Arup & Partners Hong Kong Limited
<u>Plan</u>	: Draft Fanling/Sheung Shui Outline Zoning Plan (OZP) No. S/FSS/25
<u>Application Site</u>	: Sheung Shui Lot 2 RP and adjoining Government land, New Territories
<u>Site Area</u>	: 31,623m ² (about) (including Government land of about 1,762.1m ² (about 5.6%))
<u>Lease</u>	: Building Lot subject to ‘rate and range’ and ‘non-offensive trades’ clauses
<u>Zoning</u>	: “Comprehensive Development Area” (“CDA”)
<u>Proposed Amendment</u>	: Rezoning from “CDA” to “CDA(1)” with maximum domestic PR of 4.3, maximum non-domestic gross floor area (GFA) of 2,708m ² , maximum SC of 27% and maximum BH of 130mPD

1. Background

On 10.5.2022, the applicant submitted the application to rezone the application site (**Plan Z-1**) from “CDA” to “CDA(1)” to facilitate a proposed comprehensive residential development with residential care home of elderly (RCHE). 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 6.10.2022, the applicant 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 the applicant to prepare further information (FI) to address comments from Transport Department (**Appendix I**).

3. Planning Department's View

- 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, Comments, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33A) in that the deferment would allow the applicant to prepare FI to address outstanding issue(s).
- 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 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 for the Committee's consideration at the next meeting.

5. Attachments

Appendix I	Letter received on 6.10.2022 from the applicant
Plan Z-1	Location Plan

**PLANNING DEPARTMENT
OCTOBER 2022**