

**APPLICATION FOR PERMISSION  
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/FLN/18  
*(for 2<sup>nd</sup> Deferment)***

- Applicant** : Keep York Limited represented by Llewelyn-Davies Hong Kong Limited
- Site** : Lots 247, 255 (Part), 257 (Part), 267, 406 (Part), 408 (Part), 409, 414 (Part), 415 (Part), 416 (Part), 418 (Part), 420 (Part), 424 (Part), 425 (Part), 426 (Part), 427 (Part), 434 (Part) and 435 (Part) in D.D. 51 and Adjoining Government Land, Fanling North, New Territories
- Site Area** : About 9,121.4 m<sup>2</sup> (including Government land of about 1,277.6 m<sup>2</sup>)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Fanling North Outline Zoning Plan (OZP) No. S/FLN/2
- Zoning** : “Other Specified Uses” annotated “Commercial/Residential Development with Public Transport Interchange (2)” (“OU (CRDPTI)2”)
- Application** : Proposed Minor Relaxation of Maximum Plot Ratio and Building Height Restrictions for Permitted Commercial/Residential Development with Public Transport Interchange, and Proposed Shop and Services, Eating Place, School (not elsewhere specified) and Place of Entertainment

**1. Background**

- 1.1 On 23.4.2019, the applicant submitted the subject application to seek planning permission for minor relaxation of maximum plot ratio and building height restrictions for permitted commercial/residential development with public transport interchange, and proposed shop and services, eating place, school (not elsewhere specified) and place of entertainment at the application site (the Site) (**Plan A-1**). On 17.1.2020, 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 on the planning justifications and address the comments/feedbacks from Government departments.

- 1.2 On 17.3.2020 and 28.4.2020, the applicant submitted further information including responses to departmental comments and revised traffic impact assessment (TIA). The application is scheduled for consideration by the Committee on 26.6.2020.

## **2. Request for Deferment**

On 15.6.2020, the applicant wrote to the Secretary of the Board and requested the Board to defer making a decision on the application to allow two months' time for the applicant to prepare further information to address further comments from the Transport Department on the revised TIA (**Appendix I**).

## **3. Planning Department's Views**

- 3.1 The application has been deferred once for two months at the request of the applicant to allow more time to address the departmental comments. Since the first deferment on 17.1.2020, the applicant has submitted responses to departmental comments with revised TIA on 17.3.2020 and 28.4.2020. However, more time is needed by the applicant to prepare further information to address comments from the Transport Department.
- 3.2 The Planning Department has no objection to the request for further deferment as the justification for deferment meets 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 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 the Committee's consideration. The applicant should be advised that the Committee has allowed a total of four 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**

**Appendix I** Letter dated 15.6.2020 from the applicant requesting for deferment

**Plan A-1** Location Plan

**PLANNING DEPARTMENT  
JUNE 2020**