

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

APPLICATION NO. Y/FSS/15

(2nd Deferment)

- Applicant** : HUI, Chun Hang Julian, Sole Executor of the Estate of Late Hui Oi Chow, Deceased, represented by Ove Arup & Partners Hong Kong Limited
- Plan** : Draft Fanling/Sheung Shui Outline Zoning Plan (OZP) No. S/FSS/23 at the time of submission

Approved Fanling/Sheung Shui OZP No. S/FSS/24 currently in force
- Application Site** : Sheung Shui Lot 2 RP and adjoining Government land, New Territories
- Site Area** : 31,623m² (about) (including Government land of about 1,762.1m² (about 5.6%))
- Lease** : Building Lot subject to ‘rate and range’ and ‘non-offensive trades’ clauses
- Zoning** : “Comprehensive Development Area” (“CDA”)
[Max. Plot Ratio (PR): 0.8
Max. Site Coverage (SC): 27%
Max. Building Height (BH): 3 storeys over one-storey carport
Minor Relaxation Clause]
- Proposed Amendment** : Rezoning from “CDA” to “CDA(1)” with maximum PR of 3, maximum SC of 27% and maximum BH of 19 storeys aboveground in the west and 23 storeys aboveground in the east

1. Background

- 1.1 On 10.12.2019, the applicant submitted the application and proposed to rezone the application site (**Plan Z-1**) from “CDA” to “CDA(1)” for a comprehensive development for residential use with provision of open space and other supporting facilities.

- 1.2 On 6.3.2020, 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 (FI) to address departmental comments.

2. **Request for Deferment**

On 4.5.2020, the applicant's representative 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 FI to address departmental comments (**Appendix I**) which involve, amongst others, updating of traffic data to revise traffic impact assessment. The traffic survey is delayed due to the outbreak of COVID-19.

3. **Planning Department's View**

- 3.1 The application has been deferred once for two months at the request of the applicant to allow more time to address departmental comments. Since the first deferment on 6.3.2020, according to the applicant, the outbreak of COVID-19 has delayed the traffic survey to collect updated traffic data required for revision of technical assessments.
- 3.2 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 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 a decision on the application, the application will be submitted to the Committee for consideration within three months upon receipt of further submission 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 four 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**

Appendix I Letter received on 4.5.2020 from the applicant's representative

Plan Z-1 Location Plan

**PLANNING DEPARTMENT
MAY 2020**