

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

**APPLICATION NO. A/NE-SSH/120**  
*( for 2<sup>nd</sup> Deferment )*

- Applicant** Light Time Investments Limited represented by Llewelyn-Davies Hong Kong Limited
- Site** Tai Po Town Lot 157 and Various Lots in D.D. 165, D.D. 207 and D.D. 218 and Adjoining Government Land, Sai Sha, Shap Sz Heung, New Territories
- Site Area** About 74.8ha (Including about 10.9ha of Government land)
- Lease/  
Land Status**
- (i) Tai Po Town Lot 157 (about 62.3ha) (about 83%)
    - Restricted to non-industrial (excluding godown, hotel, offices and petrol filling station) for a lease term of 50 years from 8.9.2017
  - (ii) Various Lots in D.D. 165, D.D. 207 and D.D. 218 (about 2%)
    - Block Government Lease (demised for agricultural/building purposes)
  - (iii) Government land (about 15%)
- Plans** Approved Shap Sz Heung Outline Zoning Plan (OZP) No. S/NE-SSH/11 and Approved Ma On Shan OZP No. S/MOS/22
- Zonings** “Comprehensive Development Area” (“CDA”) on the approved Shap Sz Heung OZP No. S/NE-SSH/11 (about 85%) (about 63.6ha)
- Restricted to a maximum domestic gross floor area (GFA) of 448,576m<sup>2</sup>, a GFA of 8,957m<sup>2</sup> for residents’ club, a GFA of 9,290m<sup>2</sup> for commercial facilities including kindergarten/nursery and church, and a maximum building height (BH) of 24 residential storeys over one storey of residential entrance lobby and a maximum 3 levels for ancillary car park, if the residential building is constructed above the car park.
  - Minor relaxation of GFA/BH restrictions may be considered by the Town Planning Board (the Board) on application under section 16 of the Town Planning Ordinance.

The remaining portions fall within “Village Type Development” (“V”), “Government, Institution or Community” (“G/IC”), “Open Space”, “Green Belt” (“GB”) and area shown as ‘Road’ on the Approved Shap Sz Heung OZP No. S/NE-SSH/11 and “V”, “G/IC”, “GB”, “Country Park” and area shown as ‘Road’ on the Approved Ma On Shan OZP No. S/MOS/22 (about 15%) (about 11.2ha)

**Application** Proposed Comprehensive Residential and Commercial Development with Government, Institution or Community Facilities (GIC) with Minor Relaxation of GFA and BH Restrictions

## **1. Background**

- 1.1 Pursuant to section 4(A)2 of the Town Planning Ordinance, the applicant has submitted a Master Layout Plan (MLP) under this application for approval of the Town Planning Board (the Board) of a proposed comprehensive residential and commercial development with GIC facilities with minor relaxation of GFA and BH restrictions at the application site (**Plan A-1**). On 19.10.2018, the Rural and New Town Planning Committee (the Committee) of the Board agreed to defer a decision on the application for two months, as requested by the applicant, to allow time for preparation of further information to address departmental comments.
- 1.2 On 2.11.2018, in responses to departmental comments, the applicant submitted further information providing, revisions to the MLP, Urban Design Proposal, Landscape Design and Tree Preservation Proposal and various new/revised technical assessments including Traffic Impact Assessment (TIA), Environmental Assessment (EA), Noise Assessment (NA), Sewerage Impact Assessment, Ecological Impact Assessment (EcoIA), Drainage Impact Assessment (DIA), Air Ventilation Assessment (AVA), Visual Impact Assessment (VIA), Quantitative Risk Assessment (QRA), Water Supply Impact Assessment (WSIA), Preliminary Archaeological Impact Assessment (PAIA) together with responses to departmental and public comments.
- 1.3 To further address departmental comments, the applicant submitted further information on 30.11.2018, 3.12.2018, 4.12.2018, 12.12.2018, 13.12.2018 and 14.12.2018 providing technical clarifications on AVA, QRA, EcoIA, WSIA, PAIA, EA, NA, SIA and Urban Design Proposal as well as responses to departmental and public comments. The application is scheduled for consideration by the Committee on 21.12.2018.

## **2. Request for Deferment**

On 14.12.2018, the applicant wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for another two months so as to allow time for preparation of further information to further address departmental comments (**Appendix I**).

**3. Planning Department's Views**

- 3.1 The application has been deferred once for two months at the request of the applicant. The applicant indicates more time is required for the preparation of further information to address further departmental comments.
- 3.2 The Planning Department has no objection to the request for 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 for preparation of further information to address 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 two months upon receipt of further submission 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 two months for preparation of submission of further information. Since it is the second deferment of the application, 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 to the Committee for consideration at the next meeting.

**5. Attachments**

**Appendix I** Letter from the applicant dated 14.12.2018 requesting for deferment  
**Plan A-1** Location plan

**PLANNING DEPARTMENT  
DECEMBER 2018**