

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-SSH/139
(for 1st Deferment)

- Applicant** : Light Time Investments Limited represented by Llewelyn-Davies Hong Kong Limited
- Site** : Lots 325 S.A (Part), 325 S.B, 325 S.C, 496 (Part) and 497 (Part) in D.D. 209 and adjoining Government land, Sai Sha, Shap Sz Heung, New Territories
- Site Area** : About 4,673 m² (including about 4,366 m² Government land)
- Land Status** : (a) Government land (about 93.4%)
(b) Block Government Lease (demised for agricultural use) (about 6.6%)
- Plan** : Approved Shap Sz Heung Outline Zoning Plan (OZP) No. S/NE-SSH/11
- Zoning** : “Green Belt” (“GB”)
- Application** : Proposed Access Road for Government, Institution and Community uses at the adjoining “Government, Institution or Community” zone and associated Filling and Excavation of Land

1. Background

On 28.5.2021, the applicant submitted a planning application for proposed access road for Government, Institution and Community uses at the adjoining “Government, Institution or Community” zone and associated filling and excavation of land at the application site (the Site) (**Plan A-1**). 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 5.7.2021, 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 to prepare further information (FI) to address 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 needs more time to prepare FI to address the 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 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 Board has allowed a total of two 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 dated 5.7.2021 from the applicant
Plan A-1	Location Plan

**PLANNING DEPARTMENT
JULY 2021**