

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-SSH/142
(for 1st Deferment)

- Applicant** : Light Time Investments Limited represented by Llewelyn-Davies Hong Kong Limited
- Site** : Tai Po Town Lots 157 RP and 253 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 11 ha of Government land)
- Lease/
Land Status** :
- (i) Tai Po Town Lot 157 RP (about 35 ha) (about 46.8%)
 - Restricted to non-industrial (excluding private residential, godown, hotel, office and petrol filling station) uses with Government Accommodation
 - (ii) Tai Po Town Lot 253 (about 27.3 ha) (about 36.5 %)
 - Restricted to non-industrial (excluding godown, hotel, office and petrol filling station) uses
 - (iii) Government land (about 11 ha) (about 14.7%)
 - (iv) Various Lots in D.D. 165, D.D. 207 and D.D. 218 (about 1.5 ha) (about 2%)
 - Block Government Lease (demised for agricultural/building purposes)
- Plan** : Approved Shap Sz Heung Outline Zoning Plan (OZP) No. S/NE-SSH/11
- Zoning** : “Comprehensive Development Area” (“CDA”) on the approved Shap Sz Heung OZP No. S/NE-SSH/11 (about 85%) (about 63.6 ha)
- “Village Type Development”, “Government, Institution or Community”, “Open Space”, “Green Belt”, “Country Park”¹ and area shown as ‘Road’ on the Approved Shap Sz Heung OZP No. S/NE-SSH/11 or Approved Ma On Shan OZP No. S/MOS/24 (about 15%) (about 11.2ha)
- Application** : Proposed Comprehensive Residential and Commercial Development with Government, Institution or Community Facilities with Minor Relaxation of Gross Floor Area and Building Height Restrictions (Proposed Amendments to Approved Master Layout Plan (MLP))

¹ Only on Ma On Shan OZP

1. **Background**

On 14.3.2022, the applicant submitted a planning application for proposed comprehensive residential and commercial development with government, institution or community (GIC) facilities with minor relaxation of GFA and BH restrictions (amendments to approved MLP) 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 21.4.2022, the applicant's representative 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. 33A) in that the applicant needs more time 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 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 21.4.2022 from the applicant
Plan A-1	Location Plan