

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-SSH/156

(for 2nd Deferment)

- Applicant** : Mr. LEUNG Wo Ping represented by Goldrich Planners and Surveyors Limited
- Site** : Lots 543 (Part), 544 (Part), 546 (Part), 547 (Part), 548 (Part), 549, 550 (Part), 551 (Part), 552 RP (Part), 553, 603 s.A RP, 605 (Part), 606 RP, 607 (Part), 608 (Part), 609 RP and 610 RP (Part) in D.D. 218, and adjoining Government Land (GL), Ma Kwu Lam Village, Shap Sz Heung, Sai Kung North, New Territories
- Site Area** : About 1,779m² (including GL of about 96m² or 5.4% of the Site)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Shap Sz Heung Outline Zoning Plan (OZP) No. S/NE-SSH/11
- Zoning** : “Village Type Development” (“V”)
- Application** : Proposed Temporary Private Car Park (Private Cars Only) for a Period of Three Years

1. Background

- 1.1 On 27.2.2024, the applicant submitted the current application to seek planning permission for a proposed temporary private car park (private cars only) for a period of three years at the application site (**Plan A-1**).
- 1.2 On 7.6.2024, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months, as requested by the applicant, to allow time for preparation of Further Information (FI) to address departmental comments.
- 1.3 On 20.6.2024, 1.8.2024 and 5.8.2024, the applicant submitted FI to address departmental comments.

2. Request for Deferment

On 6.8.2024, 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 prepare FI to address departmental comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for the second deferment as the justifications for deferment meet the criteria as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the applicant needs more time to prepare FI to address further departmental comments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.
- 3.2 Should the 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 FI from the applicant. If the FI submitted by the applicant is not substantial and could 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 period of four months for preparation of the submission of FI. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

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
Plan A-1

Letter dated 6.8.2024 from the applicant's representative
Location Plan

PLANNING DEPARTMENT
AUGUST 2024