

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

APPLICATION NO. A/SK-HC/278
(for 2nd Deferment)

- Applicant** : Shing Fung Film Studio Limited represented by Cinotech Consultants Limited
- Site** : Lots 287(Part), 288(Part), 289SA, 289RP, 295, 299, 309(Part), 815(Part) in D.D. 247 and Adjoining Government Land, Ho Chung, Sai Kung
- Site Area** : About 10,816m² (including 150m² of Government Land)
- Lease** : Private Land (about 98.6%)
- Agricultural Lots held under Block Government Lease

Government Land (about 1.4%)
- Plan** : Approved Ho Chung Outline Zoning Plan (OZP) No. S/SK-HC/11
- Zonings** : “Recreation” (“REC”) (about 10,275 m² or 95%)
“Green Belt” (“GB”) (about 541m² or 5%)
- Application** : Temporary Film Studio for a Period of 3 Years

1. Background

- 1.1 On 10.10.2017, the applicant sought planning permission for temporary film studio for a period of 3 years at the application site (**Plan A-1**).
- 1.2 On 8.12.2017, the Rural and New Town Planning Committee (the Committee) agreed to defer making a decision on the application for two months as requested by the applicant, to allow time for the applicant to prepare further information (FI) to address the departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 8.2.2018, 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 further two months so as to allow time for preparation of FI in view of 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 to allow time to address the departmental comments. Since the first deferment, no FI has been submitted. The applicant indicates on 21.2.2018 that traffic consultant has been appointed and relevant survey and assessment works are in progress (**Appendix II**). The applicant needs more time to resolve departmental comments.
- 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 two months upon receipt of FI 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 a maximum period of two months for preparation of submission of FI. Since it is the second deferment of the application, the applicant should be advised that the Board has allowed a total of 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 to the Committee for consideration at the next meeting.

5. Attachments

Appendix I	Letter of 8.2.2018 from the applicant's representative
Appendix II	Email of 21.2.2018 from the applicant's representative
Plan A-1	Location Plan