

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-TK/832

(for 2nd Deferment)

- Applicant** : Great City Holdings Limited represented by R-riches Property Consultants Limited
- Site** : Various Lots in D.D. 17 and Adjoining Government Land (GL), Ting Kok, Tai Po, New Territories
- Site Area** : About 38,338m² (including GL of about 312m²)
- Lease** : Block Government Lease (demised for agricultural purpose or padi and house purpose)
- Plan** : Approved Ting Kok Outline Zoning Plan (OZP) No. S/NE-TK/19
- Zoning** : “Agriculture” (“AGR”) (about 90% of the Site);
“Open Space (“O”) (about 8% of the Site); and
Area shown as ‘Road’ (about 2% of the Site)
- Application** : Proposed Temporary Holiday Camp, Place of Recreation, Sports or Culture (Barbecue Site and Hobby Farm) and Eating Place with Ancillary Facilities for a Period of Three Years and Associated Filling of Land

1. Background

- 1.1 On 3.1.2025, the applicant submitted the current application to seek planning permission for proposed temporary holiday camp, place of recreation, sports or culture (barbecue site and hobby farm) and eating place with ancillary facilities for a period of three years and associated filling of land at the application site (**Plan A-1**).
- 1.2 On 28.2.2025, 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 14.4.2025 and 16.4.2025, the applicant submitted FI to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 19.5.2025, 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 more time for preparation of 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 justification for deferment meets the criteria for deferment 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 deferment would allow the applicant to prepare FI to address outstanding issues.

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 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 total 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 19.5.2025 from the Applicant's Representative
Location Plan

PLANNING DEPARTMENT
JUNE 2025