

- (d) for the 12 SH applications rejected by LandsD in 2021, there were no land documents executed and registered in LR. Therefore, the 12 SH applicants, even after alienating their land, had not used their rights for SH grants and remained eligible under the SH Policy to re-apply for SH grants again.

[Mr Timothy K.W. Ma left the meeting during deliberation.]

29. After deliberation, the Committee decided to partially agree to the application to rezone the application site to “Residential (Group B) 6” with stipulation of stepped building height restrictions and the provision of public vehicle park in the Notes of the Outline Zoning Plan (OZP). The relevant proposed amendments to the Sai Kung Town OZP, together with the revised Notes and Explanatory Statement, would be worked out in consultation with relevant government departments and submitted to the Committee for consideration prior to gazetting under the Town Planning Ordinance.

[Ms Tammy S.N. Kong and Ms S.H. Lau, Senior Town Planners/Sai Kung and Islands (STPs/SKIs), were invited to the meeting at this point.]

### Agenda Item 5

#### Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SK-TMT/84 Proposed Place of Recreation, Sports or Culture (Golf Putting Range) with Ancillary Facilities and Associated Filling and Excavation of Land in “Green Belt” Zone, Various Lots in D.D. 216, Long Keng, Sai Kung (RNTPC Paper No. A/SK-TMT/84A)

#### Presentation and Question Sessions

30. With the aid of some plans, Ms Tammy S.N. Kong, STP/SKIs, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department did not support the application.

31. Members had no question on the application.

Deliberation Session

32. After deliberation, the Committee decided to reject the application. The reasons were:

- “(a) the proposed development is not in line with the planning intention of the “Green Belt” zone which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is no strong planning justification in the submission for a departure from the planning intention; and
  
- (b) the proposed development is not in line with the Town Planning Board Guidelines No. 10 for ‘Application for Development within Green Belt Zone’ in that there are no exceptional circumstances or strong planning grounds to justify the application, the proposed development does not comply with the development controls and restrictions of areas designated as water gathering grounds and the applicant fails to demonstrate that the proposed development with excavation and filling of land is compatible with the surrounding area and would not generate adverse water supplies, sewerage, drainage, environmental, traffic and landscape impacts on the application site and the surrounding area.”