

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/H7/182
(for 2nd Deferment)

<u>Applicant</u>	South China Athletic Association represented by PlanArch Consultants Limited
<u>Site</u>	88 Caroline Hill Road, Wong Nai Chung (Inland Lot No. 9041 (Part))
<u>Site Area</u>	About 5,281m ²
<u>Lease</u>	<p>Inland Lot No. 9041 (the Lot)</p> <p>(a) for a term of 15 years from 26.12.2011 and governed by Conditions of Lease Extension No. 20200 dated 23.10.2013</p> <p>(b) restricted for sporting and recreational purposes and in accordance with the Memorandum and Articles of Association of the Grantee including such reasonable social functions and other ancillary/associated recreational activities</p> <p>(c) the Grantee should not use or permit the use of the Lot (i) by any persons other than members of the Grantee or their guests, guests of the Grantee, and members of sports teams competing with the Grantee; or (ii) for any meetings, rallies or assemblies whatsoever of a political nature; or (iii) for commercial purposes; or (iv) for commercial advertising; or (v) for residential purposes other than persons employed on the Lot by the Grantee</p> <p>(d) the Grantee shall not erect upon the Lot any building or structure other than the existing structures and the projections or make any extension or alteration to the existing structures and the projections except with the prior written approval of the Direction of Lands</p>
<u>Plan</u>	Approved Wong Nai Chung Outline Zoning Plan (OZP) No. S/H7/21
<u>Zoning</u>	<p>“Other Specified Uses” annotated “Sports and Recreation Club” (“OU(SRC)”)</p> <p>- for land where no maximum building height (BH) is stipulated on the OZP, any new development, or redevelopment of an existing building (except in-situ redevelopment of an existing building up to its existing BH) requires permission from the Town Planning Board (the Board) under section 16 of the Town Planning Ordinance</p>
<u>Application</u>	Proposed Place of Recreation, Sports or Culture (E-Sports Complex) with Ancillary Eating Place and Shop and Services

1. Background

- 1.1 On 31.3.2022, the applicant submitted the current application to seek planning permission for proposed E-Sports Complex at the application site (**Plan A-1**).
- 1.2 On 20.5.2022, the Metro Planning Committee (the Committee) of the Board agreed to defer making a decision on the application for two months, as requested by the applicant, to allow time to prepare further information (FI) to address departmental comments.
- 1.3 Subsequently, the applicant submitted FIs on 18.7.2022, 29.8.2022 and 14.10.2022 providing responses to departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 14.10.2022, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for a period of two months so as to allow time to prepare FI to address departmental comments (**Appendix I**).

3. Planning Department's View

- 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, Comments, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33A) 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 further submission 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 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 for the Committee's consideration at the next meeting.

5. Attachments

**Appendix I
Plan A-1**

Letter from the applicant's representative dated 14.10.2022
Location plan

**PLANNING DEPARTMENT
OCTOBER 2022**