

RNTPC Paper No. A/I-SW/1A
For Consideration by the
Rural and New Town
Planning Committee
on 26.1.2024

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/I-SW/1
(for 2nd Deferment)

Applicant : Asia International Develop Limited represented by Top Bright Consultants Limited

Site : Lot 327 (Part) in D.D. 308 L, San Shek Wan, Lantau Island

Site Area : About 4,759m²

Lease : Block Government Lease (demised for agricultural use)

Plan : Approved Sham Wat and San Shek Wan Outline Zoning Plan No. S/I-SW/2

Zoning : “Green Belt”

Application : Proposed Temporary Holiday Camp for a Period of Three Years and Associated Excavation of Land

1. Background

- 1.1 On 7.8.2023, the applicant submitted the subject planning application to seek planning permission for proposed temporary holiday camp for a period of three years and associated excavation of land at the application site (**Plan A-1**).
- 1.2 On 22.9.2023, 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 the applicant to prepare further information (FI) to address departmental comments.
- 1.3 On 22.11.2023, 7.12.2023 and 10.1.2024, the applicant submitted FIs to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 12.1.2024, 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 allow time 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, Comments, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33A) in that the applicant needs more time to prepare FI to address departmental comments, the deferment period is not indefinite and the deferment would not affect the interest of other relevant parties.
- 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 for the Committee's consideration at the next meeting.

5. Attachments

Appendix I	Letter of 12.1.2024 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
JANUARY 2024**