

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-LK/154

(For 2nd Deferment)

<u>Applicant</u>	:	King Shing Agricultural Tourism and Technology (Hong Kong) Limited represented by Ching Wan Engineering Consultants Company
<u>Site</u>	:	Lots 2452 S.B (Part) and 2467 (Part) in D.D. 39, Shek Chung Au, Sha Tau Kok, New Territories
<u>Site Area</u>	:	About 3,264m ²
<u>Lease</u>	:	(i) Block Government Lease (demised for agricultural use) (ii) Lot 2467 is partly covered by Letter of Approval No. 4401 for purpose of erection of temporary structures
<u>Plan</u>	:	Approved Luk Keng and Wo Hang Outline Zoning Plan (OZP) No. S/NE-LK/11
<u>Zoning</u>	:	“Village Type Development” (“V”)
<u>Application</u>	:	Proposed Temporary Holiday Camp (Private Tent Camping Ground) for a Period of Three Years

1. Background

- 1.1 On 30.8.2023, the applicant submitted the current application to seek planning permission for a proposed temporary holiday camp (private tent camping ground) for a period of three years at the subject site (**Plan A-1**).
- 1.2 On 27.10.2023, 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 one month, as requested by the applicant, to allow time for the applicant to prepare further information (FI) to address the departmental comments.
- 1.3 The applicant has not submitted any FI within one month (i.e. 27.11.2023) to address departmental comments. The application is tentatively scheduled for consideration by the Committee at this meeting.

2. **Request for Deferment**

On 5.12.2023 and 6.12.2023, the applicant wrote to the Secretary of the Board to request for deferred consideration of the application for two months in order to prepare FI to address the 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 interests 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 three 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
Plan A-1

Emails dated 5.12.2023 and 6.12.2023 from the applicant
Location Plan

PLANNING DEPARTMENT
DECEMBER 2023