

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/SK-TMT/75
(for 1st Deferment)

- Applicant:** Graceful China Development Limited represented by Vision Planning Consultants Limited
- Site:** Various Lots in D.D. 216 and Adjoining Government Land, West of Sai Sha Road, Long Keng, Sai Kung, New Territories
- Site Area:** About 20,298m² (including about 467m² of Government Land)
- Land Status:** (a) Private lots (about 98%)
- Old Schedule agricultural lots held under Block Government Lease or Old New Grant lots
(b) Government Land (about 2%)
- Plan:** Approved Tai Mong Tsai and Tsam Chuk Wan Outline Zoning Plan (OZP) No. S/SK-TMT/4
- Zonings:** “Green Belt” (“GB”) and “Village Type Development” (“V”)
- Application:** Proposed Temporary Holiday Camp¹ and Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Associated Filling and Excavation of Land

1. Background

On 14.12.2021, the applicant sought planning permission for proposed temporary holiday camp and place of recreation, sports or culture (hobby farm) for a period of 3 years and associated filling and excavation of land at the application site (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting.

¹ As per the applicant’s submission, the application also includes ‘Tent Camping Ground’ use at the application site. On 11.1.2022, the Town Planning Board promulgated the revised Definitions of Terms (DoT) used in statutory plan with immediate effect for several items which include, among others, ‘Holiday Camp’ and ‘Tent Camping Ground’. According to the revised DoT, ‘Holiday Camp’ includes tent camping ground which is privately owned and/or commercially operated. In this regard, the applied use for ‘Tent Camping Ground’ in the applicant’s submission is omitted since such use is already covered by ‘Holiday Camp’.

2. Request for Deferment

On 20.1.2022, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months so as to allow time to prepare further information (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 first 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 making 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 two months for preparation of submission of FI, and no further deferment would be granted unless under very special circumstances.

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 from the applicant's representative dated 20.1.2022
Location Plan

PLANNING DEPARTMENT
JANUARY 2022