

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/SK-TMT/75**  
***(for 2<sup>nd</sup> Deferment)***

- Applicant:** Graceful China Development Limited represented by Vision Planning Consultants Limited
- Site:** Various Lots in D.D. 216 and Adjoining Government Land (GL), West of Sai Sha Road, Long Keng, Sai Kung, New Territories
- Site Area:** About 20,298m<sup>2</sup> (including about 467m<sup>2</sup> of GL)
- Land Status:** (i) Private lots (about 98%)  
- Old Schedule Agricultural Lots held under Block Government Lease or Old New Grant Lots  
(ii) GL (about 2%)
- Plan:** Approved Tai Mong Tsai and Tsam Chuk Wan Outline Zoning Plan No. S/SK-TMT/4
- Zonings:** (i) “Green Belt” (about 85%)  
(ii) “Village Type Development” (about 15%)
- Application:** Proposed Temporary Holiday Camp, Tent Camping Ground<sup>1</sup> and Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Associated Filling and Excavation of Land

**1. Background**

- 1.1 On 14.12.2021, the applicant submitted the current application to seek planning permission for proposed temporary holiday camp, tent camping ground and place of recreation, sports or culture (hobby farm) for a period of three years and associated filling and excavation of land at the application site (**Plan A-1**).
- 1.2 On 28.1.2022, the Rural and New Town Planning Committee (the Committee) agreed to defer making a decision on the application for two months as requested by the applicant to allow time for preparation of further information (FI) to address departmental comments. With the FI received on 24.3.2022, the application is scheduled for consideration by the Committee at this meeting.

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<sup>1</sup> According to the revised Definition of Terms used in Statutory Plans promulgated by the Board on 11.1.2022, tent camping ground that is privately owned and/or commercially operated is regarded as ‘Holiday Camp’.

## **2. Request for Deferment**

On 16.5.2022, the applicant's representative wrote to the Secretary of the Board and requested the Board to further defer making a decision on the application for two months so as to allow more 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 address the comments from relevant government departments, 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 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 to the Committee for consideration at the next meeting.

## **5. Attachments**

**Appendix I**  
**Plan A-1**

Letter from the applicant's representative dated 16.5.2022  
Location Plan

**PLANNING DEPARTMENT**  
**MAY 2022**