

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-STK/16

(For 2nd Deferment)

- Applicant** : Sha Tau Kok Farm Organic Company Limited represented by Goldrich Planners & Surveyors Limited
- Site** : Lots 437 RP (Part), 440 (Part), 441 S.B RP (Part), 477 RP (Part) and 478 RP in D.D. 41, Lots 42 RP (Part), 43, 44 S.B (Part), 44 S.C RP and 45 RP (Part) in D.D. 73 and Adjoining Government Land, Sha Tau Kok, New Territories
- Site Area** : About 3,973 m² (including about 48 m² of Government land)
- Lease** : (a) Block Government Lease (demised for agricultural use)
(about 98.8% of the Site)
(b) Government land (about 1.2% of the Site)
- Plan** : Approved Sha Tau Kok Outline Zoning Plan (OZP) No. S/NE-STK/2
- Zoning** : “Recreation” (“REC”)
- Application** : Proposed Temporary Public Vehicle Park (Coaches and Private Cars) for a Period of 3 Years

1. Background

- 1.1 The applicant seeks planning permission for proposed temporary public vehicle park (coaches and private cars) for a period of 3 years at the application site (**Plan A-1**).
- 1.2 On 16.8.2019, 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 preparation of further information (FI) to address the departmental comments. On 16.10.2019 and 24.10.2019, the applicant submitted FI including response-to-comments tables, revised layout plan and drainage proposal and a Traffic Impact Assessment to address the comments of the Environmental Protection Department (EPD), Agriculture, Fisheries and Conservation Department (AFCD) and Transport Department (TD). The application is scheduled for consideration by the Committee on 13.12.2019.

2. Request for Deferment

On 2.12.2019, a letter to the Secretary of the Board was received from the applicant's representative requesting the Board to defer making a decision on the application for two months in order to allow time to prepare FI to address the comments from AFCD and TD (**Appendix I**).

3. Planning Department's Views

- 3.1 The application has been deferred once for two months at the request of the applicant to allow time to address the departmental comments. Since the last deferment on 16.8.2019, the applicant submitted FI on 16 & 24.10.2019 to address the comments from EPD, AFCD and TD. Nevertheless, the applicant needs more time to prepare FI to address the further comments from AFCD and TD.
- 3.2 Planning Department has no objection to the request for deferment as the justifications for deferment meet 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. 33) in that the applicant needs more time to address the departmental comments, the deferment period is not indefinite, and the deferment would not affect the interests of other relevant parties.
- 3.3 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 can be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. Since it is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of four 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 for the Committee's consideration at the next meeting.

5. Attachments

Appendix I
Plan A-1

Letter received on 2.12.2019 from the applicant's representative
Location Plan