

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

**APPLICATION NO. A/NE-STK/16**

*(For 3<sup>rd</sup> Deferment)*

<b><u>Applicant</u></b>	:	Sha Tau Kok Farm Organic Company Limited represented by Goldrich Planners & Surveyors Limited
<b><u>Site</u></b>	:	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
<b><u>Site Area</u></b>	:	About 3,973 m <sup>2</sup> (including about 48 m <sup>2</sup> of Government land)
<b><u>Lease</u></b>	:	(a) Block Government Lease (demised for agricultural use) (about 98.8% of the Site) (b) Government land (about 1.2% of the Site)
<b><u>Plan</u></b>	:	Approved Sha Tau Kok Outline Zoning Plan (OZP) No. S/NE-STK/2
<b><u>Zoning</u></b>	:	“Recreation” (“REC”)
<b><u>Application</u></b>	:	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 for coaches and private cars for a period of three years at the application site. On 16.8.2019 and 13.12.2019, 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 each, as requested by the applicant, to allow time for the applicant to prepare further information (FI) to address departmental comments. On 7.2.2020, the applicant submitted FI including a responses-to-comments table, revised Traffic Impact Assessment and revised drainage proposal to address the comments of Transport Department (TD) and Agriculture, Fisheries and Conservation Department (AFCD).
- 1.2 In light of the special work arrangement for Government departments due to the novel coronavirus infection, the meeting originally scheduled for 3.4.2020 for consideration of the application has been rescheduled, and the Board has agreed to defer consideration of the application. The application is now scheduled for consideration by the Committee at this meeting.

## **2. Request for Deferment**

On 18.5.2020, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for another two months in order to allow more time to prepare FI to address the comments from Transport Department (**Appendix I**).

## **3. Planning Department's Views**

- 3.1 The application has been deferred twice for a total of four months at the request of the applicant to allow more time to address departmental comments. The applicant has demonstrated efforts in preparing FI in support of the application.
- 3.2 Since the last deferment in December 2019, the applicant's representative submitted FI on 7.2.2020 to address the comments of TD and AFCD. Nevertheless, there are still further comments on the potential traffic impacts arising from the proposed development. More time is required by the applicant to prepare FI to address the further departmental comments from TD on the application.
- 3.3 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 prepare FI to address the departmental comments, the deferment period is not indefinite, and the deferment would not affect the interests of other relevant parties.
- 3.4 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 third deferment of the application, the applicant should be advised that the Board has allowed a total of six 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**

<b>Appendix I</b>	Letter dated 18.5.2020 from the applicant's representative
<b>Plan A-1</b>	Location Plan