

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

**APPLICATION NO. A/ST/979**  
*(for 1<sup>st</sup> Deferment)*

- Applicant** : Sha Tin Rural Committee
- Site** : No. 248 Pai Tau Village, Sha Tin, New Territories
- Site Area** : 392.892m<sup>2</sup> (including 338m<sup>2</sup> of Government Land (about 86%))
- Lease** : (a) Lot No. 144 in D.D. 183
- (i) No offensive trade clause
- (ii) No conversion of agricultural ground into use for building purposes without licence
- (iii) No erection or construction of any building or structure without obtaining approval
- (b) Government Land Licence No. 30517 for “Sha Tin Rural Committee Office together with such ancillary uses as may be permitted by the Director of Lands”
- Plan** : Approved Sha Tin Outline Zoning Plan (OZP) No. S/ST/34
- Zoning** : “Village Type Development” (“V”)
- [maximum building height of 3 storeys (8.23m), or the height of the existing building, whichever is the greater]
- Application** : Proposed Eating Place

**1. The Proposal**

On 15.11.2019, the applicant sought planning permission to use the application site for proposed ‘Eating Place’ use (**Plan A-1**), so as to convert the existing vacant two-storey building on site into an eating place with outdoor seating areas. In light of the special work arrangement for government departments due to the novel coronavirus infection, the meeting originally scheduled for 21.2.2020 for consideration of the application has been rescheduled, and the Town Planning Board (the Board) has agreed to defer consideration of the application. Again, the meeting on 30.3.2020 has been rescheduled and the application is now scheduled for consideration by the Rural and New Town Planning Committee (the Committee) at this meeting.

## 2. **Request for Deferment**

On 19.5.2020, the applicant wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for one month so as to allow time for preparation of further information to address the comments of relevant Government departments (**Appendix I**).

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

3.1 The 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 further information 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 further submission from the applicant. If the further information 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. The applicant should be advised that the Committee has allowed one month for preparation of submission of further information, 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 dated 19.5.2020 from the applicant  
Location plan

**PLANNING DEPARTMENT  
MAY 2020**