APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-ST/532
(for 3rd Deferment)

Applicant	:	Mr. MAN Cheuk Yin Ramsey represented by Top Bright Consultants Limited
Site	:	Lots 2 (Part), 3 (Part) and 4 (Part) in D.D. 99, Ha Wan Tsuen, San Tin, Yuen Long
Site Area	:	About 231m²
Lease	:	Block Government Lease (demised for agricultural use)
Plan	:	Approved San Tin Outline Zoning Plan (OZP) No. S/YL-ST/8
Zoning	:	"Conservation Area" ("CA")
Application	:	Proposed Temporary Eco Bike Riding Depot for a Period of 3 Years

1. **Background**

   1.1 On 27.9.2018, the applicant submitted an application to seek planning permission for proposed temporary eco bike riding depot for a period of 3 years at the application site (**Plan A-1**).

   1.2 On 16.11.2018, the Rural and New Town Planning Committee (the Committee) agreed to defer a decision on the application for two months, as requested by the applicant, to allow time for the applicant to prepare further information (FI) to address the comments from the Environmental Protection Department (EPD).

   1.3 On 1.2.2019, the Committee agreed to defer a decision on the application for two months, as requested by the applicant, to allow time for the applicant to prepare FI to address the comments from EPD.

2.   Request for Deferment

On 9.4.2019, the applicant's agent wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the application to allow two months' time for the applicant to complete an ecological assessment to analyse the current ecological conditions on the application site and its surrounding area, and the potential ecological impact arisen from the proposed development to address EPD's requirements (**Appendix I**).   According to the applicant, the assessment report will be completed by end of April 2019.

3.   Planning Department's Views

3.1   The application has been deferred twice for four months at the request of the applicant to allow more time to address comments from EPD.   According to the applicant, since the second deferment on 1.2.2019, they have appointed an ecological consultant to undertake the ecological assessment. Nevertheless, more time is required to prepare the technical assessment to meet EPD's requirements.

3.2   The Planning Department has no objection to the request for 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. 33) in that the applicant needs more time to prepare FI in response to 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 third deferment of the application, the applicant should be advised that the Committee 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 to the Committee for consideration at the next meeting.

5.   Attachments

  Appendix I   Letter dated 9.4.2019 from the applicant's agent

Plan A-1   Location Plan

PLANNING DEPARTMENT
MAY 2019