

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

**APPLICATION NO. A/ST/961**

*(for 1st Deferment)*

- Applicant** : The Hong Kong Jockey Club (HKJC) represented by Masterplan Limited
- Premises** : Concourse Area at 2/F of Grandstand Carpark, Sha Tin Racecourse, Sha Tin, New Territories
- Floor Area** : About 6,200m<sup>2</sup>
- Lease** : (a) STTL No. 590 (New Grant No. 22387)  
(b) Restricted to (i) horse-racing, including a racecourse and racing-related facilities, together with the facilities provided to support the operations of betting; (ii) charity and nonprofit-making activities other than horse-racing and betting purposes; (iii) a members' club includes commercial, retail, catering, social functions and other recreational activities as are not directly related to horseracing and betting purposes; and (iv) quarters to be used for the residential accommodation of horse-racing related personnel
- Plan** : Approved Sha Tin Outline Zoning Plan (OZP) No. S/ST/34
- Zoning** : "Other Specified Uses" annotated ("Race Course") ("OU(Race Course)")
- Application** : Proposed Place of Recreation, Sports or Culture

**1. Background**

On 31.7.2018, the applicant sought planning permission to use the application premises for proposed 'Place of Recreation, Sports or Culture' use during non-race days (**Plan A-1**). The proposal will provide six 5-a-side soccer pitches or four basketball courts and four volleyball courts at the existing covered concourse area at 2/F of the Grandstand Carpark and there is no alteration to the existing building structure. The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) on 21.9.2018.

**2. Request for Deferment**

On 5.9.2018, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months in order to allow time to prepare supplementary information in response to the departmental comments including those from the Transport Department and Environmental Protection Department (**Appendix I**).

**3. Planning Department's Views**

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 (FI) to address the departmental comments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.

3.2 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 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. The applicant should be advised that the Committee has allowed two 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 5.9.2018 from the applicant
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
SEPTEMBER 2018**