

RNTPC Paper No. A/TM/513
For Consideration by the
Rural and New Town
Planning Committee
on 26.1.2018

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TM/513
(for 1st Deferment)

- Applicant** Scout Association of Hong Kong represented by Toco Planning Consultants Limited
- Site** 27 Tuen Fu Road, Fu Tei, New Territories
- Site Area** About 1,031.5m²
- Land Status** Government Land Licence No. M1575:
(a) Granted to “The Scout Association of Hong Kong” permitting a structure named Diamond Jubilee Building with built-over-area of 63.8m² and a fenced area of about 1,042m²
- Plan** Draft Tuen Mun Outline Zoning Plan (OZP) No. S/TM/34
- Zoning** “Government, Institution or Community” (“G/IC”)
(a) Restricted to a maximum building height (BH) of 2 storeys (excluding basement floor(s)), or the height of the existing building, whichever is the greater.
(b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of BH restrictions stated in the OZP may be considered by the Town Planning Board (the Board) on application under s.16 of the Town Planning Ordinance.
- Application** Proposed Minor Relaxation of BH Restriction from 2 storeys to 3 storeys for Permitted Training Centre

1. The Proposal

On 29.11.2017, the applicant submitted an application for minor relaxation of BH restriction from 2 storeys to 3 storeys for redevelopment of an existing training centre at the application site (the Site) (**Plan A-1**). The application was originally scheduled for consideration by the Rural and New Town Planning Committee (the Committee) at this meeting.

2. Request for Deferment

On 16.1.2018, the applicant wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the application for two months so as to allow time to prepare supplementary information to support the application and to respond to departmental comments received on the application (**Appendix I**).

3. Planning Department's Views

3.1 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 address departmental comments, the deferment period is not indefinite and the deferment would not affect the interest 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 a period of two months 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 for the Committee's consideration at the next meeting.

5. Attachments

Appendix I Letter dated 16.1.2018 from the applicant's representative requesting for deferment

Plan A-1 Location Plan