

RNTPC Paper No. A/TM/530B
For Consideration by
the Rural and New Town
Planning Committee
on 16.8.2019

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TM/530
(for 3rd Deferment)

- Applicant** : Gig Lok Monastery represented by Toco Planning Consultants Limited
- Site** : Lot 2011 (Part) in D.D. 132, Tuen On Lane, Tuen Fu Road, Fu Tei, Tuen Mun, New Territories
- Site Area** : About 1,665 m²
- Lease** : (a) private residential purposes only
(b) no structure shall be erected within 15ft (i.e. about 4.57m) of any boundary of the lot or building curtilage
(c) no part of any structure shall exceed a height of 25ft (i.e. about 7.62m) above the mean formation level of the land on which it stands and the maximum area that may be built over shall not exceed 4,000 ft² (i.e. about 371.61m²)
(d) no grave shall be made on the lot, nor shall any human remains whether in earthenware jars or otherwise be interred therein or deposited thereon
- Plan** : Draft Tuen Mun Outline Zoning Plan (OZP) No. S/TM/34
(at the time of submission)

Approved Tuen Mun OZP No. S/TM/35
(currently in force)
- Zoning** : “Government, Institution or Community” (“G/IC”)
(No change to the “G/IC” zone)
[maximum building height restriction of three storeys excluding basement floor(s)]
- Application** : Columbarium Use

1. **Background**

- 1.1 On 3.8.2018, the applicant sought planning permission for columbarium use in Gig Lok Monastery at the application site (the Site) (**Plan A-1**).
- 1.2 On 21.9.2018, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer a decision on the application for two months, as requested by the applicant, so as to allow time to prepare further information (FI) to address departmental and public comments.
- 1.3 On 28.12.2018, the applicant further requested the Committee to defer a decision on the application for two months in order to allow time to prepare FI to address further departmental comments and the public comments. On 18.1.2019, the Committee agreed to defer a decision on the application as requested by the applicant (**Appendix I**).
- 1.4 On 21.11.2018, 28.11.2018, 18.3.2019, 6.5.2019 and 18.6.2019, the applicant submitted five FIs, including revised Traffic Impact Assessment, revised Traffic and Crowd Management Plan (TCMP), revised Drainage and Sewerage Impact Assessment and responses to comments, to address the departmental and public comments. The application is scheduled for consideration by the Committee at this meeting.

2. **Request for Deferment**

On 30.7.2019, 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 so as to allow time for preparation of FI to address further comments of the Hong Kong Police Force (HKPF), the Transport Department (TD), the Drainage Services Department (DSD) and of the public (**Appendix II**).

3. **Planning Department's Views**

- 3.1 The application has been deferred twice for a total of four months upon the requests of the applicant. Since the last deferment, the applicant had submitted a number of FIs to address departmental comments. The current request for deferment submitted by the applicant on 30.7.2019 is to allow time for preparing FI to address further comments from the concerned Government departments including HKPF, TD and DSD and the public.
- 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 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 2 months upon receipt of FI 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 a further two months for the preparation of submission of further information. Since it is the third deferment of the application, the applicant should be advised that the Committee has allowed a total of six months (including the previous deferments) for preparation of submission of FI, and this is the last deferment and no further deferment would be granted.

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 of 1.2.2019 from the Secretary of the Board
Appendix II	Letter of 30.7.2019 from the applicant's representative requesting for deferment
Plan A-1	Location plan

**PLANNING DEPARTMENT
AUGUST 2019**