

RNTPC Paper No. A/TM/535A
For Consideration by
the Rural and New Town
Planning Committee
on 5.7.2019

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

**APPLICATION NO. A/TM/535
(for 2nd Deferment)**

- Applicant** : Hong Kong Feng Shan Si Limited represented by Land Supreme Surveyors Limited
- Site** : Lots 1102 S.C, 1102 S.D, 1102 RP and 1103 RP in D.D. 132 and adjoining Government Land, Siu Hang Tsuen, Tuen Mun, New Territories
- Site Area** : About 1,485.67 m² (including about 692.39m² government land)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Tuen Mun Outline Zoning Plan No. S/TM/35
- Zoning** : “Village Type Development” (“V”)
[Restricted to a maximum building height of 3 storeys (8.23 m)]
- Application** : Religious Institution (Temple)

1. Background

- 1.1 On 15.1.2019, the applicant sought planning permission for religious institution (temple) at the application site (the Site) (**Plan A-1**). On 8.3.2019, 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 comments.
- 1.2 On 8.5.2019, the applicant submitted FI to address the comments from the Transport Department, Environmental Protection Department, Hong Kong Police Force, Lands Department, Planning Department, Architectural Services Department and Buildings Department. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 20.6.2019, the applicant wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months so as to allow time for

preparation of FI to address further comments raised by relevant government departments (**Appendix I**).

3. Planning Department's Views

3.1 The application has been deferred once for two months at the request of the applicant to allow time to address departmental comments received on the application. Since the last deferment on 8.3.2019, the applicant has submitted FI providing responses to departmental comments. The applicant needs more time to address further comments raised by relevant government departments.

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. Since it is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of four months (including the previous deferment) 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 of 20.6.2019 from the applicant's representative requesting for deferment

Plan A-1 Location plan

**PLANNING DEPARTMENT
JULY 2019**