

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

**APPLICATION NO. A/TM/535**  
*(for 3<sup>rd</sup> 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 m<sup>2</sup> (including about 692.39m<sup>2</sup> 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**).
- 1.2 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.
- 1.3 On 20.6.2019, 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 5.7.2019, the Committee agreed to defer a decision on the application as requested by the applicant (**Appendix I**).
- 1.4 On 8.5.2019, 4.9.2019 and 10.10.2019, the applicant submitted three FIs to address the departmental comments. The application is scheduled for consideration by the Committee at this meeting.

## **2. Request for Deferment**

On 21.10.2019, 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) (**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 three FIs to address departmental comments. The current request for deferment submitted by the applicant on 21.10.2019 is to allow time for preparing FI to address further comments from the HKPF.
- 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 FI. 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 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**

<b>Appendix I</b>	Letter of 19.7.2019 from the Secretary of the Board
<b>Appendix II</b>	Letter of 21.10.2019 from the applicant's representative requesting for deferment
<b>Plan A-1</b>	Location plan