

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TM/541
(for 2nd Deferment)

- Applicant** : Lin Chi Ching Yuen represented by Toco Planning Consultants Limited
- Application Premises** : G/F, Lot 1197 (part) in D.D. 131, Tsing Shan Tsuen, Yeung Tsing Road, Tuen Mun, New Territories
- Floor Area** : 52.7m² (not exceeding)
- Lease** : Lot 1197 (part) in D.D. 131
(a) Shall be used for residential purposes only
(b) No structure erected or to be erected on the lot shall contain more than two storeys or exceed a height of 25 feet above mean formation level of the land on which it stands
(c) 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** : Approved Tuen Mun Outline Zoning Plan (OZP) No. S/TM/35
- Zoning** : “Government, Institution or Community” (“G/IC”)
[maximum building height restriction of 3 storeys excluding basement floor(s)]
- Application** : Proposed Columbarium

1. Background

- 1.1. On 19.6.2019, the applicant sought planning permission to use G/F of a building known as Tai Hak Tin Temple (大黑天殿) (the Premises) for proposed columbarium within an existing religious compound, namely Lin Chi Ching Yuen (LCCY) (蓮池淨苑) (**Plan A-1**).
- 1.2. On 16.8.2019, 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’s representative, so as to allow sufficient time for preparation of further information (FI) to address departmental and public comments. The applicant’s representative submitted FI on 15.10.2019. The application is scheduled for consideration by the Committee of the Board on 13.12.2019.

2. Request for Deferment

On 25.11.2019, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months in order to address departmental and public comments (**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 more time to address departmental and public comments. Since the last deferment, the applicant has submitted FI, including an estimation of visitors, design details of the proposed eco-furnace and responses to both departmental and public comments. More time is required by the applicant to prepare FI to resolve public comments and further departmental comments.
- 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 more 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 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. Since it is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of four months for preparation of submission of FI as required by the applicant, 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 25.11.2019 from the applicant's representative
Plan A-1	Location Plan