

RNTPC Paper No. A/YL-LFS/352A
For Consideration by
the Rural and New Town
Planning Committee
on 6.3.2020

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-LFS/352
(for 2nd Deferment)

- Applicant** : Ms. Kwong Kam Oi represented by Metro Planning & Development Company Limited
- Site** : Lots 1613 (Part), 1614 (Part), 1615 (Part), 1616 (Part), 1619 (Part), 1628 (Part), 1629 (Part), 1630, 1631, 1632 (Part) and 1635 (Part) in D.D. 129 and adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories
- Site Area** : About 4,950m² (Includes Government Land of about 434m²)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) No. S/YL-LFS/9 and Approved Tin Shui Wai Outline Zoning Plan No. S/TSW/14
- Zoning** : “Green Belt” (“GB”) and “Open Space (1)” (“O(1)”)
- Application** : Temporary Religious Institution (Kwun Yum Temple) for a period of 3 years

1. Background

- 1.1 On 29.10.2019, the applicant sought planning permission to use the application site (the Site) for temporary religious institution (Kwun Yum Temple) for a period of 3 years (**Plan A-1**).
- 1.2 On 13.12.2019, 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 2 months, as requested by the applicant, so as to allow time for the applicant to prepare further information in response to departmental comments.

2. Request for Deferment

On 12.2.2020, 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 so as to allow time to address the overlapping of the application site with another site under an approved planning application (No. A/YL-LFS/304) as well as clarification on the land use at the application site (**Appendix I**).

3. Planning Department's Views

- 3.1 The application has been deferred once for 2 months at the request of the applicant. Since the last deferment on 13.12.2019, the applicant has not submitted further information so far. The applicant has indicated that more time is needed to address the overlapping of the application site with another site under an approved planning application (No. A/YL-LFS/304) as well as to clarify the land use at the application site.
- 3.2 The Planning Department has no objection to the request for deferment as the justification for deferment meet 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 further information 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 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. Since it is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of 4 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 to the Committee for consideration at the next meeting.

5. Attachments

Appendix I	Letter of 12.2.2020 from the applicant's representative
Plan A-1	Location plan

**PLANNING DEPARTMENT
MARCH 2020**