

REVIEW OF APPLICATION NO. A/TM/530
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE

(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** : New Grant No. 639
- (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** : Approved Tuen Mun Outline Zoning Plan (OZP) No. S/TM/35 (currently in force)
- Draft Tuen Mun OZP No. S/TM/34
(at the time of submission of s.16 planning application)
- Zoning** : “Government, Institution or Community” (“G/IC”)
[maximum building height restriction of 3 storeys excluding basement floor(s)]
(No change to the “G/IC” zone)
- Application** : Columbarium Use
- RNTPC’s Decision** : Rejected on 29.11.2019
- Subject of Review** : To review the decision of the Rural and New Town Planning Committee (RNTPC) to reject the application

1. **Background**

- 1.1 The applicant sought planning permission for columbarium use in Gig Lok Monastery at the application site (the Site). The Site falls within an area zoned “Government, Institution or Community” (“G/IC”) on the approved Tuen Mun Outline Zoning Plan No. S/TM/35 (the OZP) (**Plan R-1**). On 29.11.2019, the RNTPC of the Town Planning Board (the Board) rejected the application.
- 1.2 On 24.12.2019, the applicant’s representative applied, under section 17(1) of the Town Planning Ordinance, for a review of the RNTPC’s decision to reject the application.
- 1.3 On 13.3.2020 and 29.7.2020, the Board agreed to defer a decision on the review application for two months each, as requested by the applicant, to allow time for preparation of a planning review report, a quantitative risk assessment (QRA), responses to address departmental and public comments, and provision of more details on the background of Gig Lok Monastery and operation of the columbarium.
- 1.4 On 8.4.2020, 8.6.2020 and 25.9.2020, the applicant submitted further information (FI) including planning review report, QRA, clarification on the existence of columbarium use and responses to address departmental and public comments. The application is scheduled for consideration by the Board at this meeting.

2. **Request for Deferment**

On 18.11.2020, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the review application for two months to allow time to consolidate and provide information on the historical background of Gig Lok Monastery and changes in surrounding land uses, details on the changes in location of columbarium use within the Site, and detailed information on past encroachment on government land (**Annex A**).

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 by the applicant is to allow time for preparing FI to consolidate and provide additional information in support of the review application.
- 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 support of the review application, the deferment period is not indefinite, and the deferment would not affect the interests of other relevant parties.

3.3 Should the Board agree to defer making a decision on the review application, the application will be submitted to the Board for consideration within three months upon receipt of FI from the applicant. If 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 Board's consideration. The applicant should be advised that the Board has allowed a further two months for preparation of submission of FI. Since it is the third deferment of the application, the applicant should be advised that the Board 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 Board 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 Board for consideration at the next meeting.

5. Attachments

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| Annex A | Letter of 18.11.2020 from the applicant's representative requesting for deferment |
| Plan R-1 | Location plan |

**PLANNING DEPARTMENT
DECEMBER 2020**

TPB Paper No. 10702

**For Consideration by
the Town Planning Board on 11.12.2020**

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**Columbarium Use in “Government, Institution or Community” Zone
Lot 2011 (part) in D.D. 132, Tuen On Lane, Tuen Fu Road, Fu Tei, Tuen Mun**