

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

(for 1st 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** : (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** : Draft Tuen Mun Outline Zoning Plan (OZP) No. S/TM/34
(at the time of submission of s.16 planning application)
- Approved Tuen Mun OZP No. S/TM/35
(currently in force)
- Zoning** : “Government, Institution or Community” (“G/IC”)
(No change to the “G/IC” zone)
[maximum building height restriction of 3 storeys excluding basement floor(s)]
- 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) of the Town Planning Board (the Board) to reject the application

1. **Background**

- 1.1 On 3.8.2018, the applicant sought planning permission for columbarium use in Gig Lok Monastery at the application site (the Site) (**Plan R-1**) under section 16 of the Town Planning Ordinance (the Ordinance). On 29.11.2019, the RNTPC rejected the application.
- 1.2 On 24.12.2019, the applicant's representative applied, under section 17(1) of the Ordinance, for a review of the RNTPC's decision to reject the application. The review application is scheduled for consideration by the Board on 13.3.2020.

2. **Request for Deferment**

On 18.2.2020, 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 for preparation of a planning review report, a quantitative risk assessment and responses to address departmental and public comments (**Appendix I**).

3. **Planning Department's Views**

- 3.1 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 further information (FI) to address departmental and public comments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.
- 3.2 Should the Board agree to defer making a decision on the application, the application will be submitted to the Board for consideration within three 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 Board's consideration. The applicant should be advised that the Board has allowed two months for preparation of submission of FI, and no further deferment would be granted unless under very special circumstances.

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**

Appendix I Letter of 18.2.2020 from the applicant's representative requesting for
deferment

Plan R-1 Location plan

**PLANNING DEPARTMENT
MARCH 2020**

TPB Paper No. 10637

**For Consideration by
the Town Planning Board on 13.3.2020**

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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**