

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

*(for 2<sup>nd</sup> 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 m<sup>2</sup>
- 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 ft<sup>2</sup> (i.e. about 371.61m<sup>2</sup>)
  - (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, the Board agreed to defer a decision on the review application for two months, as requested by the applicant, to allow time for preparation of a planning review report, a quantitative risk assessment and responses to address departmental and public comments. Since the last deferment, the applicant submitted further information on 8.4.2020 and 8.6.2020. The review application is scheduled for consideration by the Board at this meeting.

## 2. **Request for Deferment**

On 29.7.2020, 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 address public concerns and to provide more details on the background of Gig Lok Monastery and operation of the columbarium (**Annex A**).

## 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 prepare planning review report and responses to departmental comments. In view of the need to provide more information in support of the review application, the applicant needs more time for preparation of further information (FI) to address public concerns and supporting his 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 two months for preparation of

submission of FI. Since it is the second deferment of the application, the applicant should be advised that the Board has allowed a total of four 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**

**Annex A** Letter of 29.7.2020 from the applicant's representative requesting for deferment

**Plan R-1** Location plan

**PLANNING DEPARTMENT  
AUGUST 2020**

**TPB Paper No. 10669**

**For Consideration by  
the Town Planning Board on 28.8.2020**

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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**