

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TP/652
(for 2nd Deferment)

<u>Applicant</u>	Siu Ling Shan (Ling Hin Fat Yuen) Buddhist Charitable Foundation Limited represented by Chuck Ng Architects Limited
<u>Site</u>	Lot 1171 (Part) in D.D. 6 and adjoining Government Land, Shek Lin Road, Shek Kwu Lung, Tai Po
<u>Site Area</u>	About 2,460.97 m ² (including government land of 650.18 m ²)
<u>Lease</u>	New Grant Lot No. TP5811 for agricultural use
<u>Plan</u>	Approved Tai Po Outline Zoning Plan (OZP) No. S/TP/28
<u>Zoning</u>	“Green Belt” (“GB”)
<u>Application</u>	Religious institution and columbarium with ancillary quarters

1. Background

- 1.1 On 19.6.2018, the applicant seeks planning permission for religious institution and columbarium with ancillary quarters on the application site (the Site) (**Plan A-1**).
- 1.2 On 17.8.2018, 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, to allow time for the applicant to prepare further information (FI) in support of the application. On 20.8.2018 and 19.9.2018, the applicant’s representative submitted FI providing response to departmental comments. The application is scheduled for consideration by the Committee on 19.10.2018.

2. Request for Deferment

On 3.10.2018, the representative of the applicant wrote to the Secretary of the Board and requested the Board to further defer making a decision on the application for

another two months so as to allow time for preparation of further information to address Transport Department (TD)'s 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 comments. Since the first deferment on 17.8.2018, the applicant's representative has submitted FI providing response to departmental comments. In view of TD's comments on the FI submitted, the applicant needs more time to conduct a traffic impact assessment (TIA) as required by TD.
- 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 conduct a TIA in response to TD's 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 making 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. The applicant should be advised that the Committee 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 4 months for preparation of submission of FI, 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** Email dated 3.10.2018 from the applicant's representative
Plan A-1 Location plan