

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/HSK/15**  
*(for 3<sup>rd</sup> Deferment)*

<b><u>Applicant</u></b>	:	Chinese Mission Seminary Limited represented by PlanArch Consultants Limited
<b><u>Site</u></b>	:	Lots 171 (Part), 172 (Part), 173, 174 and 175 RP (Part) in D.D.121, 130 Hung Uk, Yuen Long, New Territories
<b><u>Site Area</u></b>	:	About 2,577 m <sup>2</sup>
<b><u>Lease</u></b>	:	Block Government Lease (demised for agricultural use)
<b><u>Plan</u></b>	:	Draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/1
<b><u>Zoning</u></b>	:	“Village Type Development” (“V”)
<b><u>Application</u></b>	:	Proposed Religious Institution (Redevelopment of Seminary)

**1. Background**

- 1.1 On 31.7.2017, the applicant seeks planning permission for redevelopment of an existing religious institution (seminary) at the application site (the Site) for seminary use (**Plan A-1**).
- 1.2 On 22.9.2017, 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, so as to allow time for the applicant to respond to the departmental comments.
- 1.3 On 29.12.2017, the applicant further requested the Committee to defer a decision on the application for two months, so as to allow time for the applicant to respond to the comments of the Architectural Services Department (ArchSD) and Landscape Unit of the Planning Department (PlanD). On 12.1.2018, the Committee agreed to defer a decision on the application for two months as requested by the applicant pending the submission of further information (**Appendix I**).

1.4 On 12.3.2018 and 13.4.2018, the applicant submitted further information to address the comments from ArchSD and the Landscape Unit of PlanD. The application is scheduled for consideration by the Committee at this meeting.

## **2. Request for Deferment**

On 25.4.2018, the applicant's representative wrote to the Secretary of the Board and requested the Board to further defer making a decision on the application for another two months to allow time for the applicant to address departmental comments (**Appendix II**).

## **3. Planning Department's Views**

3.1 The application has been deferred twice for a total of four months at the request of the applicant. Since the second deferment on 12.1.2018, the applicant had submitted further information on 12.3.2018 and 13.4.2018 to address departmental comments. The current request for deferment submitted is to allow time for preparing further information to address departmental comments.

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 further information to address 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. The applicant should be advised that the Committee has allowed a further two months for the preparation of submission of further information. Since this is the third deferment, the applicant should also be advised that the Committee has allowed a total of six months including the previous deferments 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**

<b>Appendix I</b>	Letter dated 26.1.2018 from the Secretary of the Board
<b>Appendix II</b>	Letter dated 25.4.2018 from the applicant's representative
<b>Plan A-1</b>	Location plan

**PLANNING DEPARTMENT  
MAY 2018**