

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/HSK/15
(for 2nd Deferment)

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| <u>Applicant</u> | : | Chinese Mission Seminary Limited represented by PlanArch Consultants Limited |
| <u>Site</u> | : | Lots 171 (Part), 172 (Part), 173, 174 and 175 RP (Part) in D.D.121, 130 Hung Uk, Yuen Long, New Territories |
| <u>Site Area</u> | : | 2,577 m ² (about) |
| <u>Lease</u> | : | Block Government Lease (demised for agricultural use) |
| <u>Plan</u> | : | Draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/1 |
| <u>Zoning</u> | : | “Village Type Development” (“V”) |
| <u>Application</u> | : | 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 month as requested by the applicant, to allow time for the applicant to prepare further information (FI) to address the comments from relevant Government departments. On 20.11.2017, FI was received. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 29.12.2017, the applicant wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months so as to allow time for preparation of FI to address the comments of the Architectural Services Department and Landscape Unit of Planning Department (**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 received on the application. Since the last deferment, the applicant has submitted FI providing responses to departmental comments. The applicant needs more time to address further comments from concerned Government departments.
- 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 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 2 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. Since it is the second deferment of the application, the applicant should be advised that the Board has allowed a total of four months including the previous deferment 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

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| Appendix I | Letter of 28.12.2017 from the applicant |
| Plan A-1 | Location plan |