

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TM/517
(for 2nd Deferment)

- Applicant** : Lin Chi Ching Yuen represented by Toco Planning Consultants Limited
- Application Premises** : G/F, Lot 1197 (part) in D.D. 131, Tsing Shan Tsuen, Yeung Tsing Road, Tuen Mun, New Territories
- Floor Area** : 52.7m² (not exceeding)
- Lease** : Lot 1197 (part) in D.D. 131
(a) Shall be used for residential purposes only
(b) No structure erected or to be erected on the lot shall contain more than two storeys or exceed a height of 25 feet above mean formation level of the land on which it stands
(c) 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
- Zoning** : “Government, Institution or Community” (“G/IC”)
(maximum building height restriction of 3 storeys excluding basement floor(s))
- Application** : Proposed Columbarium

1. Background

- 1.1. On 21.12.2017, the applicant sought planning permission to use G/F of a building known as Tai Hak Tin Temple (大黑天殿) (the Premises) for proposed columbarium within an existing religious compound, namely Lin Chi Ching Yuen (LCCY) (蓮池淨苑) (**Plan A-1**). The proposed number of niches would be 1,210.
- 1.2. On 9.2.2018, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) decided to defer a decision on the application for two months as requested by the applicant (**Appendix I**), so as to allow sufficient time for preparation of further information (F.I.) to address Transport Department (TD)’s comments on traffic aspect and Drainage Services Department (DSD)’s comments on sewage impact aspect.

- 1.3. On 9.4.2018, the applicant submitted a new traffic control and management plan, junction performance data, a revised sewage impact assessment, a revised master layout plan and a table of responses to departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. **Request for Deferment**

On 15.5.2018, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months in order to address TD's comments on road and junction performance and traffic analysis, cumulative traffic impacts on the adjacent road networks, traffic and crowd management, and public comments received (**Appendix II**).

3. **Planning Department's Views**

- 3.1. The Planning Department has no objection to the request for deferment as the justifications for deferment meet 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 F.I. in response to departmental comments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.
- 3.2. 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 F.I. 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 F.I. 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 F.I. 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 for the Committee's consideration at the next meeting.

5. **Attachments**

Appendix I	Letter dated 2.3.2018 from the Secretary of the Board
Appendix II	Letter dated 15.5.2018 from the applicant's representative
Plan A-1	Location Plan