

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TM/517
(for 3rd 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 (FI) to address comments of Transport Department (TD) and Drainage Services Department (DSD) on traffic and sewage aspects.

- 1.3. On 15.5.2018, the applicant further requested the Committee to defer a decision on the application for two months in order to allow time to prepare FI to address TD's further traffic comments including cumulative traffic impacts on the adjacent road networks and traffic and crowd management. On 1.6.2018, the Committee agreed to defer a decision on the application as requested by the applicant (**Appendix II**).
- 1.4. On 9.4.2018, 24.7.2018, 26.7.2018 and 31.8.2018, the applicant submitted four FIs, including a revised Traffic Impact Assessment (TIA), a traffic control management plan, junction performance data and calculation, a revised sewage impact assessment and responses to comments, to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 12.9.2018, 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 allow time to prepare FI to address TD's comments on traffic impacts on the adjacent road networks and the provision of carparking and loading/unloading spaces (**Appendix III**).

3. Planning Department's Views

- 3.1. The application has been deferred twice for a total of four months upon the requests of the applicant. Since the last deferment, the applicant had submitted a number of FIs to address departmental comments. The current request for deferment received submitted by the applicant on 12.9.2018 is to allow time for addressing the recent departmental comments, particularly on traffic issue.
- 3.2. The Planning Department has no objection to the request for deferment as the justifications put forward 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 further information in response to 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 would 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 this is the last deferment and no further deferment would be granted.

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 15.6.2018 from the Secretary of the Board
Appendix III	Letter dated 12.9.2018 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
SEPTEMBER 2018**