

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

**APPLICATION NO. A/TM/530**  
*(for 2<sup>nd</sup> Deferment)*

- Applicant** : Gig Lok Monastery represented by Toco Planning Consultants Limited
- Site** : Lot 2011 (Part) in D.D. 132, Tuen On Lane, Tuen Fu Road, Fu Tei, Tuen Mun, New Territories
- Site Area** : About 1,665 m<sup>2</sup>
- Lease** : (a) private residential purposes only  
(b) no structure shall be erected within 15ft (i.e. about 4.57m) of any boundary of the lot or building curtilage  
(c) no part of any structure shall exceed a height of 25ft (i.e. about 7.62m) above the mean formation level of the land on which it stands and the maximum area that may be built over shall not exceed 4,000 ft<sup>2</sup> (i.e. about 371.61m<sup>2</sup>)  
(d) 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 (at the time of submission)  
  
Approved Tuen Mun Outline Zoning Plan (OZP) No. S/TM/35 (currently in force)
- Zoning** : “Government, Institution or Community” (“G/IC”) (No change to the “G/IC” zone)  
[maximum building height restriction of three storeys excluding basement floor(s)]
- Application** : Columbarium Use

**1. Background**

- 1.1 On 3.8.2018, the applicant sought planning permission for columbarium use in Gig Lok Monastery at the application site (the Site) (**Plan A-1**). On 21.9.2018, 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 month, as requested by the applicant, so as to allow time to prepare further information (FI) to address departmental and public comments.

- 1.2 On 20.11.2018, the applicant submitted FI to address the comments from the Planning Department, the Lands Department (LandsD), the Architectural Services Department, the Environmental Protection Department, the Water Supplies Department, the Drainage Services Department (DSD), the Transport Department (TD), the Hong Kong Police Force and the public. The application is scheduled for consideration by the Committee at this meeting.

## **2. Request for Deferment**

On 28.12.2018, 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 further comments of LandsD, DSD, TD and of the public (**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 time to address departmental and public comments received on the application. Since the last deferment on 21.9.2018, the applicant has submitted FI providing responses to departmental and public comments. The applicant needs more time to address further comments from the public and concerned Government departments, including LandsD, DSD and 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 time to prepare FI 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 will be submitted to the Committee for consideration within 2 months upon receipt of FI 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. Since it is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of four months (including the previous deferment) 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**

<b>Appendix I</b>	Letter of 28.12.2018 from the applicant's representative requesting for deferment
<b>Plan A-1</b>	Location plan

**PLANNING DEPARTMENT  
JANUARY 2019**