

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TT/685

(for 2nd Deferment)

- Applicant** : Kwan Ti Culture Charity Foundation Limited (KTCCF) (弘揚關帝慈善基金會有限公司) represented by Toco Planning Consultants Limited
- Site** : Lots 1475 (Part), 1591 (Part), 1594 (Part), 1595 (Part), 1600 S.A (Part), 1600 S.B (Part), 1602 (Part), 1622, 1624, 1629, 1630 S.A (Part), 1630 S.B, 1630 S.C, 1630 S.D, 1631, 1632, 1633, 1634, 1635 and 1636 (Part) in D.D. 117 and adjoining Government Land (GL), Tai Tong, Yuen Long, New Territories
- Site Area** : 31,068 m² (about) (including GL of about 22,416 m²) (about 72%)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Tai Tong Outline Zoning Plan No. S/YL-TT/20
- Zonings** : “Recreation” (about 16,731 m²) (53.9%);
“Green Belt” (about 14,168 m²) (45.6%); and
“Open Storage” (about 169 m²) (0.5%)¹
- Application** : Proposed Religious Institution (Supreme Kwan Ti Temple) with Ancillary Facilities and Associated Excavation and Filling of Land

1. Background

- 1.1 On 6.12.2024, the applicant sought planning permission for proposed religious institution (Supreme Kwan Ti Temple) with ancillary facilities and associated excavation and filling of land at the application site (**Plan A-1**).
- 1.2 On 24.1.2025, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months, as requested by the applicant, to allow more time to prepare further information (FI) to address departmental comments. On 24.3.2025, the applicant submitted FI to address departmental comments.

¹ The slight encroachment onto the “Open Storage” zone could be considered as minor boundary adjustment allowed under the covering Notes of the OZP.

2. Request for Deferment

On 14.5.2025, 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 for preparation of FI to address departmental comments (**Appendix I**).

3. Planning Department's Views

3.1 The Planning Department has no objection to the request for the second deferment as the justification for deferment meets the criteria as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the deferment would allow the applicant to prepare FI to address outstanding issues.

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 FI from the applicant. If the FI submitted by the applicant is not substantial and could 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 total period of four months for preparation of the submission of FI. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

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

Appendix I
Plan A-1

Letter dated 14.5.2025 from the applicant's representative
Location Plan

PLANNING DEPARTMENT
MAY 2025